PARCEL C HILLS OF WINDSOR S/D.
DC 1429-1279, PB 1431-988, PR 14

FAMILY TRUST DATED JANUARY 30, 2013/FAISAL MOHAMMA
248 SW WINDSOR HILL GLN
LAKE CITY, FL 32024

2026

31-3S-16-02413-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,700
TOTAL MARKET VALUE	64,700
SOH/AGL Deduction	13,813
ASSESSED VALUE	50,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,887
TOTAL JUST VALUE	64,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1469	2/20/2023	PR	U	V	19	0
GRANTOR: JORDAN MICHAEL PR FOR						
GRANTEE: FAMILY TRUST DATED						
0846/0393	9/22/1997	WD	Q	V	02	266,000
GRANTOR: ESTATE OF DALE HAMMON						
GRANTEE: FAISAL & JORDAN (SE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	6.47	AC		1.00	1.00	1.00	10,000.00	10,000.00	64,700							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 6.47 Total Land Value: 64,700 Market: 0 Agricultural: 0 Common: 64,700 PRINTED 05/12/2026 BY SYS