LOT 8 BLOCK 4 HIGHLANDS S/D.

419-328, 625-411, 854-1240, 874-

HAGHANI LEASING LLC
848 NW HIGHLANDS LP
LAKE CITY, FL 32055

2027

31-3S-17-05918-000

BUILDING CHARACTERISTICS

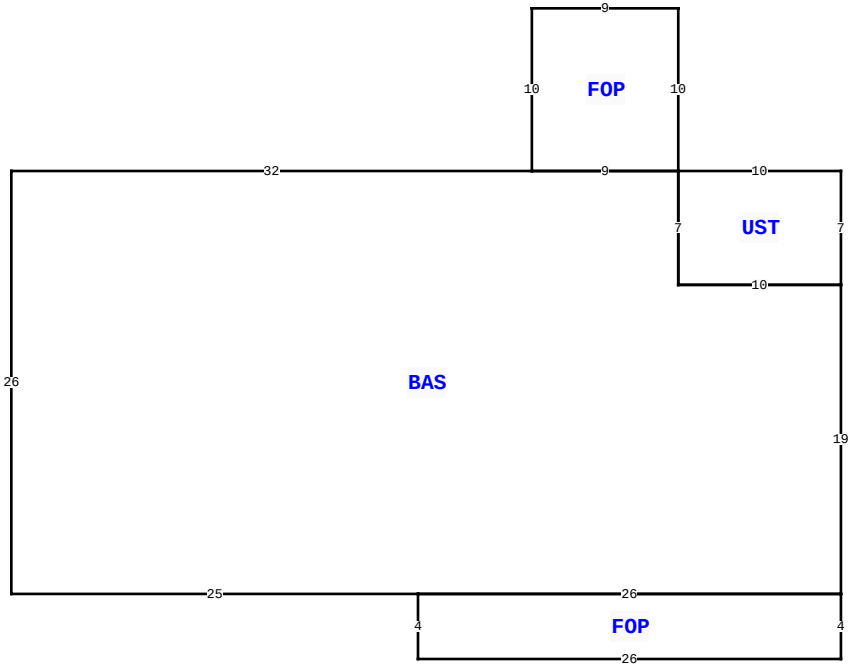
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100		1,256	133,196
FOP	90	30		27	2,863
FOP	104	30		31	3,287
UST	70	45		32	3,394
TOTALS	1,520			1,346	142,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	118.6500	130.52	175,680	1963	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2025 Heated Area: 1256 HX Base Yr



848 NW HIGHLANDS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	142,740
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	15,131
TOTAL MARKET VALUE	158,471
SOH/AGL Deduction	0
ASSESSED VALUE	158,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,471
TOTAL JUST VALUE	158,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,063

SALE:2:1: LOT 8 BLOCK 4 HIGHLANDS S/D

SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047617	Roof Replacement	8,800	07/07/2023
000047607	Electrical Servic	10,000	07/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1083	11/12/2024	WD	U	I	41	202,500
GRANTOR: 848 NW HIGHLANDS LAND						
GRANTEE: HAGHANI LEASING LLC						
1487/1016	3/29/2023	WD	Q	I	01	50,000
GRANTOR: MOODY CHARALEE M BULL						
GRANTEE: 848 NW HIGHLANDS LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E25 FOP= S4 E26N4 W26$ E26 N19 UST= N7 W10 S7 E10$ W10 N7 FOP= N10 W9 S10 E9$ W9$.

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0100	C	SFR	0		*RSF-2	0.00	0.00	10,087.04	SF		1.00	1.00	1.00	1.50	1.50	15,131							

REVIEW DATE 12/31/2024 BY TP Total Acres: 0.23 Total Land Value: 15,131 Market: 0 Agricultural: 0 Common: 15,131 PRINTED 11/17/2026 BY SYS