

LOT 5 BLOCK 1 HOLLIDAY HEIGHTS R  
379-126, DC 849-593, 904-1018, W

HAGHANI RENTALS, LLC  
51 TAMAR CT  
ST AUGUSTINE, FL 32095

**2026**

31-3S-17-06106-000  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.040	1.00/

MARKET ADJUSTMENTS																																																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																					
0100	01	1,311	122.8000	139.99	183,527	1960	1960	0	0	35.00	65.00																																					
1 SINGLE FAM 0% - 2024 Heated Area: 1222 HX Base Yr																																																
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr><td>BAS</td><td>1,222</td><td>100</td><td></td><td>1,222</td><td>111,194</td></tr> <tr><td>FCP</td><td>180</td><td>25</td><td></td><td>45</td><td>4,095</td></tr> <tr><td>FOP</td><td>28</td><td>30</td><td></td><td>8</td><td>728</td></tr> <tr><td>UST</td><td>80</td><td>45</td><td></td><td>36</td><td>3,276</td></tr> <tr><td>TOTALS</td><td>1,510</td><td></td><td></td><td>1,311</td><td>119,293</td></tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,222	100		1,222	111,194	FCP	180	25		45	4,095	FOP	28	30		8	728	UST	80	45		36	3,276	TOTALS	1,510			1,311	119,293
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		119,293
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		14,523
TOTAL MARKET VALUE		135,616
SOH/AGL Deduction		0
ASSESSED VALUE		135,616
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		135,616
TOTAL JUST VALUE		135,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046985	Remodel	10,615	04/17/2023
000045700	Electrical Servic	0	10/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/37	7/26/2023	QC	U	I	11	100
GRANTOR: HAGHANI ARIANA						
GRANTEE: HAGHANI RENTALS, LL						
1479/2138	11/18/2022	WD	Q	I	01	145,000
GRANTOR: DERENTHAL HOLLY						
GRANTEE: HAGHANI ARIANA						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100		1,222	111,194
FCP	180	25		45	4,095
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TOTALS	1,510			1,311	119,293

1092 NW ASHLEY ST, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/27/2022 MLU

EXTRA FEATURES																	
L N	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	0294	SHED WOOD/	0	0	18	29	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W47 S26 E26 FOP= S4 E7 N4 W7\$ E21 FCP= E10 N18 W10 S18\$ N18 UST= E10 N8 W10 S8\$ N8\$.												

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3	0.00	0.00	15,287.35	SF	1.00	1.00	1.00	0.95	0.95	14,523							