

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
VALUATION SUMMARY

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

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	137.54	180,315	1960	1960	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1222 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,205
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		19,109
TOTAL MARKET VALUE		138,114
SOH/AGL Deduction		0
ASSESSED VALUE		138,114
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		138,114
TOTAL JUST VALUE		138,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,528

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100		1,222	109,248
FCP	180	25		45	4,023
FOP	28	30		8	715
UST	80	45		36	3,218
TOTALS	1,510			1,311	117,205

1092 NW ASHLEY ST, LAKE CITY

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

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

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						

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	1.00	UT	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	18	29	1.00	UT	0.00	100	0	0	3	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 1,800																						
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	1.25	1.25	19,109						