

LOT 12 OAK MEADOW PLANTATION
 UNIT 4. WD 1080-2256, CT 1218-
 1081 & SWD 1257-1202

HUDA NURUL
 397 SW HIGHPOINT GLN
 LAKE CITY, FL 32024

2026

34-3S-16-02462-412



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 17,500 TOTAL MARKET VALUE 17,500 SOH/AGL Deduction 3,005 ASSESSED VALUE 14,495 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,495 TOTAL JUST VALUE 17,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 17,500										
DOR CODE 0000 VACANT																	PERMIT NUM 529 DESCRIPTION SFR AMT 717 ISSUED 01/31/2008										
MAP NUM																											
NEIGHBORHOOD/LOC 34316.070 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number: 1257/1202 DATE: 7/01/2013 TYPE INST: WD U V RSN CD: 12 SALE PRICE: 8,000 GRANTOR: COLUMBIA BANK GRANTEE: NURUL HUDA 1218/1081 7/13/2011 CT U V 18 100 GRANTOR: CLERK OF COURT GRANTEE: COLUMBIA BANK										
TOTALS																											
EXTRA FEATURES						641 NW OAK MEADOWS WAY, LAKE CITY																					
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												
																	BUILDING NOTES BUILDING DIMENSIONS										
LAND DESCRIPTION																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	35,000.00	17,500.00	17,500										
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.60 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 05/08/2026 BY SYS																											