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

2027

34-3S-16-02462-412

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070 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

641 NW OAK MEADOWS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	17,500
SOH/AGL Deduction	1,555
ASSESSED VALUE	15,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,945
TOTAL JUST VALUE	17,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
529	SFR	717	01/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/1202	7/01/2013	WD	U	V	12	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						

BUILDING NOTES

BUILDING DIMENSIONS

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		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 11/17/2026 BY SYS