



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame		N/A	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0300	MULTI-FAM	10+
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	838	100	
BAS	869	100	
FOP	27	30	
PTO	80	5	
PTO	80	5	
TOTALS	1,894		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	DUPLX	0%	- 0	95.44	164,443	1990	2000	0	0	37.50	62.50
Heated Area: 1707 HX Base Yr											
BLD DATE		LGL DATE								04/03/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 2 of 6	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			646,592
TOTAL MARKET OB/XF VALUE			7,550
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			724,142
SOH/AGL Deduction			0
ASSESSED VALUE			724,142
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			724,142
TOTAL JUST VALUE			724,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			698,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2205	1/06/2026	WD Q	Q	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD U	U	I	11	100
GRANTOR: STEPHEN N KIRALY & JO						
GRANTEE: SKTE APARTMENTS LLC						

BUILDING NOTES	

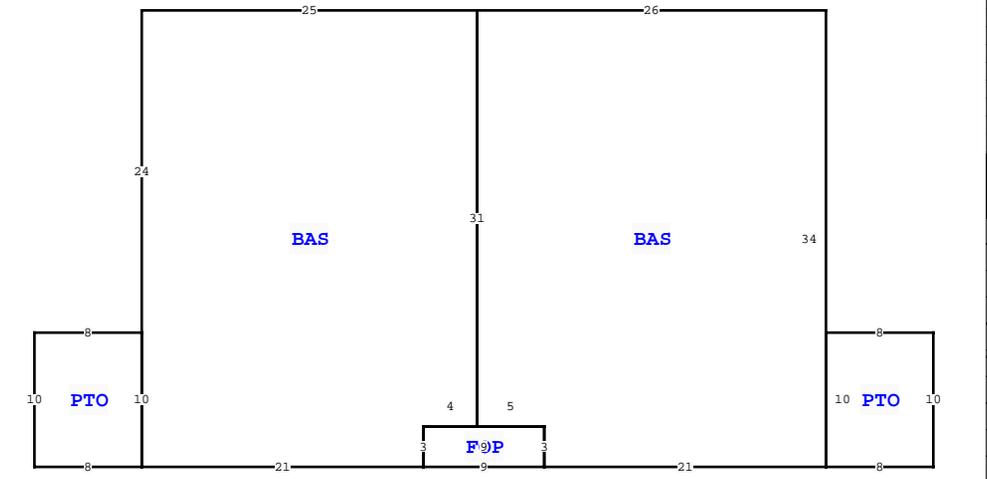
BUILDING DIMENSIONS	
BAS= W25 S24 PTO= W8 S10 E8 N10\$ S10 E21 FOP= E9 N3 W9 S3\$ N3 E4 N31\$ BAS= S31 E5 S3 E21 PTO= E8 N10 W8 S10\$ N34 W26\$.	

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

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

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,723	106.0500	95.44	164,443	1990	2010	0	0	22.50	77.50



QUALITY	CD	CONSTRUCTION			
05	05				
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	838	100		838	61,984
BAS	869	100		869	64,276
FOP	27	30		8	592
PTO	80	5		4	296
PTO	80	5		4	296
TOTALS	1,894			1,723	127,443

3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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

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

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		646,592
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		724,142
SOH/AGL Deduction		0
ASSESSED VALUE		724,142
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		724,142
TOTAL JUST VALUE		724,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,276

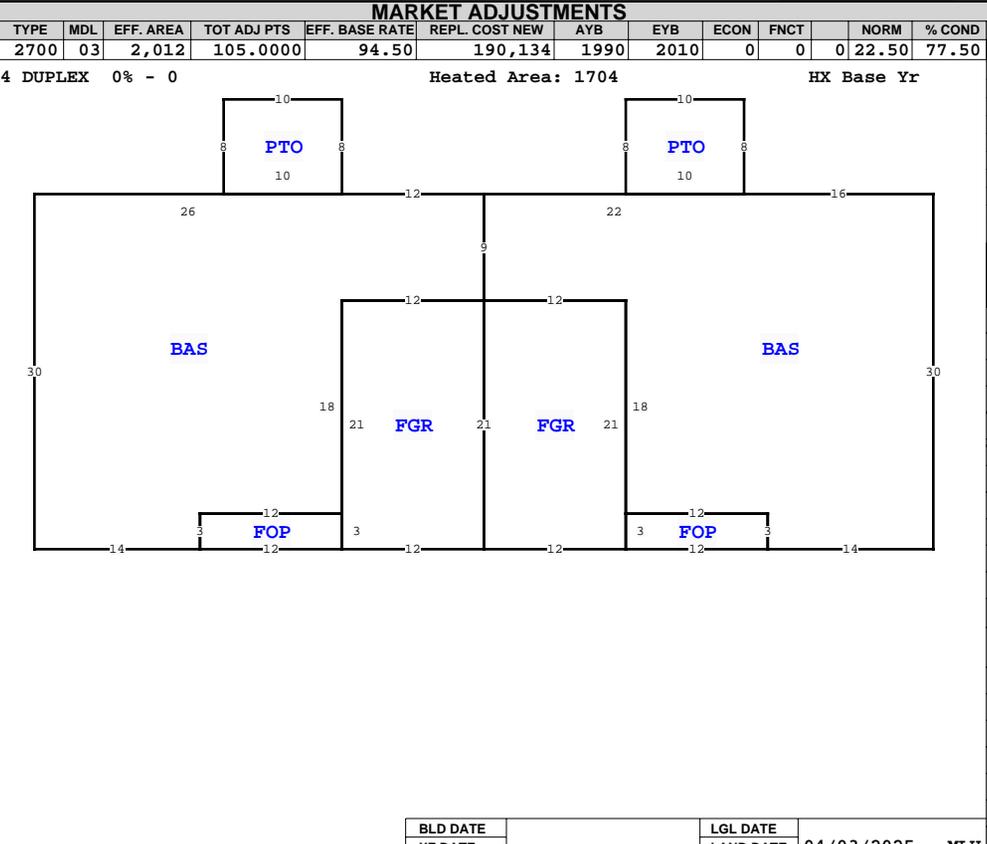
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2205	1/06/2026	WD Q	Q	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD U	U	I	11	100
GRANTOR: STEPHEN N KIRALY & JO						
GRANTEE: SKTE APARTMENTS LLC						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W25 S24 PTO= W8 S10 E8 N10 S10 E21 FOP= E9 N3 W9 S3 S3 N3 E4 N31 S BAS= S31 E5 S3 E21 PTO= E8 N10 W8 S10 S N34 W26 S.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame		N/A	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0300MULTI-FAM 10+		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	852	100	
BAS	852	100	
FGR	252	55	
FGR	252	55	
FOP	36	30	
FOP	36	30	
PTO	80	5	
PTO	80	5	
TOTALS	2,440		
			2,012
			147,354



COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		646,592
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		724,142
SOH/AGL Deduction		0
ASSESSED VALUE		724,142
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		724,142
TOTAL JUST VALUE		724,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2205	1/06/2026	WD Q	Q	I	01	1,350,000

GRANTOR: SKTE APARTMENTS LLC  
GRANTEE: FAISAL FAHIM ALI

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1915	12/28/2017	WD U	U	I	11	100

GRANTOR: STEPHEN N KIRALY & JO  
GRANTEE: SKTE APARTMENTS LLC

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W16 PTO= N8 W10 S8 E10\$W22S9 BAS= N9 W12 PTO= N8 W10 S8 E10\$ W26 S30 E14 FOP= N3 E12 S3 W12\$ N3 E12 N18 E12\$FGR= W12 S21 E12 N21\$ FGR= S21 E12 N21 W12\$ E12 S18 E12 S3 FOP= N3 W12 S3 E12\$ E14 N30\$.

**EXTRA FEATURES**

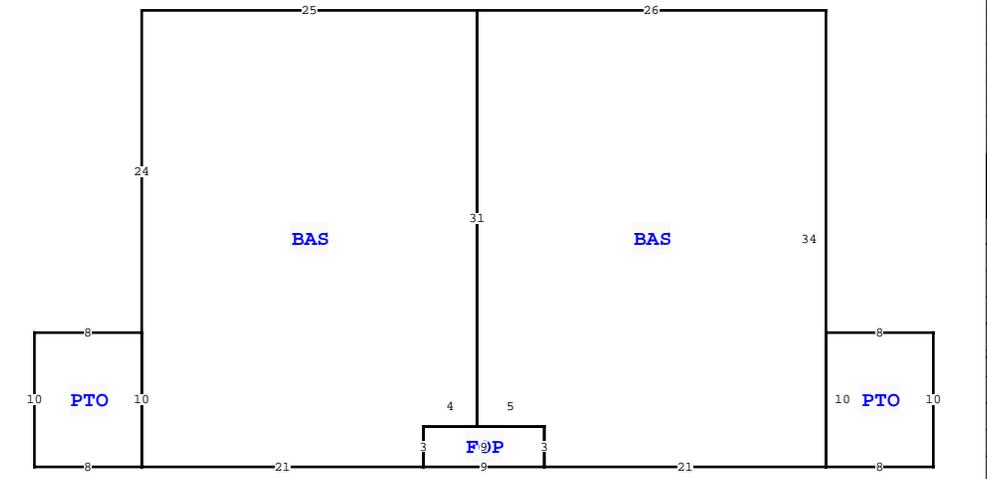
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

**LAND DESCRIPTION**

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

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
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Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,723	106.0500	95.44	164,443	1990	1990	0	0	50.00	50.00



QUALITY	CD	CONSTRUCTION			
Quality	05	05			
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	838	100		838	39,990
BAS	869	100		869	41,469
FOP	27	30		8	382
PTO	80	5		4	191
PTO	80	5		4	191
TOTALS	1,894			1,723	82,222

3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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

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

COLUMBIA COUNTY PROPERTY		PAGE 5 of 6	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		646,592	
TOTAL MARKET OB/XF VALUE		7,550	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		724,142	
SOH/AGL Deduction		0	
ASSESSED VALUE		724,142	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		724,142	
TOTAL JUST VALUE		724,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		698,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

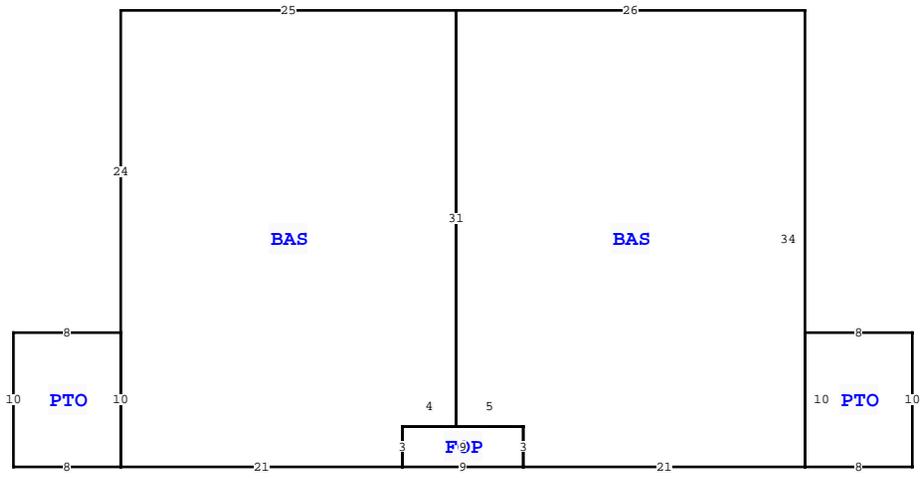
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2205	1/06/2026	WD Q	Q	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD U	U	I	11	100
GRANTOR: STEPHEN N KIRALY & JO						
GRANTEE: SKTE APARTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 S24 PTO= W8 S10 E8 N10\$ S10 E21 FOP= E9 N3 W9 S3\$ N3 E4 N31\$ BAS= S31 E5 S3 E21 PTO= E8 N10 W8 S10\$ N34 W26\$.

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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Interior Floo	14	CARPET 100
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,723	106.0500	95.44	164,443	1990	1990	0	0	50.00	50.00
6 DUPLEX 0% - 0 Heated Area: 1707 HX Base Yr											



QUALITY	CD	CONSTRUCTION			
Quality	05	05			
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.040	1.00/			
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PTO	80	5		4	191
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TOTALS	1,894			1,723	82,222

3723 NW ARCHER ST, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/03/2025 MLU

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
EXTRA FEATURES																
TOTAL OB/XF 0																

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
REVIEW DATE 05/31/2023 BY ks																								

COLUMBIA COUNTY PROPERTY		PAGE 6 of 6	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			646,592
TOTAL MARKET OB/XF VALUE			7,550
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			724,142
SOH/AGL Deduction			0
ASSESSED VALUE			724,142
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			724,142
TOTAL JUST VALUE			724,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			698,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2205	1/06/2026	WD Q	Q	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD U	U	I	11	100
GRANTOR: STEPHEN N KIRALY & JO						
GRANTEE: SKTE APARTMENTS LLC						

BUILDING NOTES

**BUILDING DIMENSIONS**  
BAS= W25 S24 PTO= W8 S10 E8 N10\$ S10 E21 FOP= E9 N3 W9 S3\$ N3 E4 N31\$ BAS= S31 E5 S3 E21 PTO= E8 N10 W8 S10\$ N34 W26\$.