LOTS 32 & 33 FLORIDA'S GATEWAY C
713-773, 715-784, 835-1803, WD 1

FAISAL FAHIM ALI
414 SW WINDSOR DR
LAKE CITY, FL 32024

2027

34-3S-16-02463-132

BUILDING CHARACTERISTICS

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		1 100
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

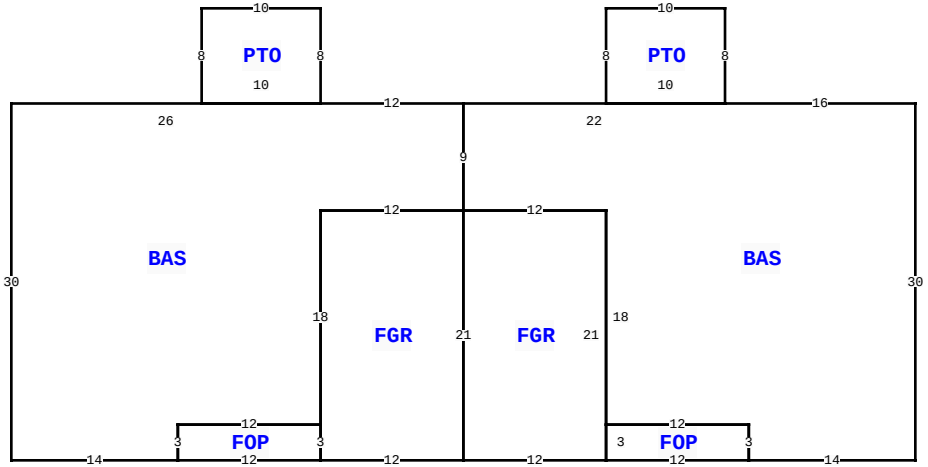
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100		852	42,807
BAS	852	100		852	42,807
FGR	252	55		139	6,984
FGR	252	55		139	6,984
FOP	36	30		11	553
FOP	36	30		11	553
PTO	80	5		4	201
PTO	80	5		4	201
TOTALS	2,440			2,012	101,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,012	105.0000	91.35	183,796	1990	1995	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 1704 HX Base Yr



3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	625,043
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	702,593
SOH/AGL Deduction	0
ASSESSED VALUE	702,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,593
TOTAL JUST VALUE	702,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,593

BLDG:5:1: ASSESSED TP 0800 WRONG CODE

LAND:1:1: 0.60 AC. (LOT 32)

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	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD	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 FGR= S3E12 N21 W12 S18$ N18 E12$ FGR= S21 E12 N21 W12$ E12 S18E12 S3 FOP= N3 W12 S3 E12$ E14 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,550

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	0300	C	MULTI-FAM	0		RMF-2	120.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0300	C	MULTI-FAM	0		RMF-2	111.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.17 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS

LOTS 32 & 33 FLORIDA'S GATEWAY C
713-773, 715-784, 835-1803, WD 1

FAISAL FAHIM ALI
414 SW WINDSOR DR
LAKE CITY, FL 32024

2027

34-3S-16-02463-132

BUILDING CHARACTERISTICS

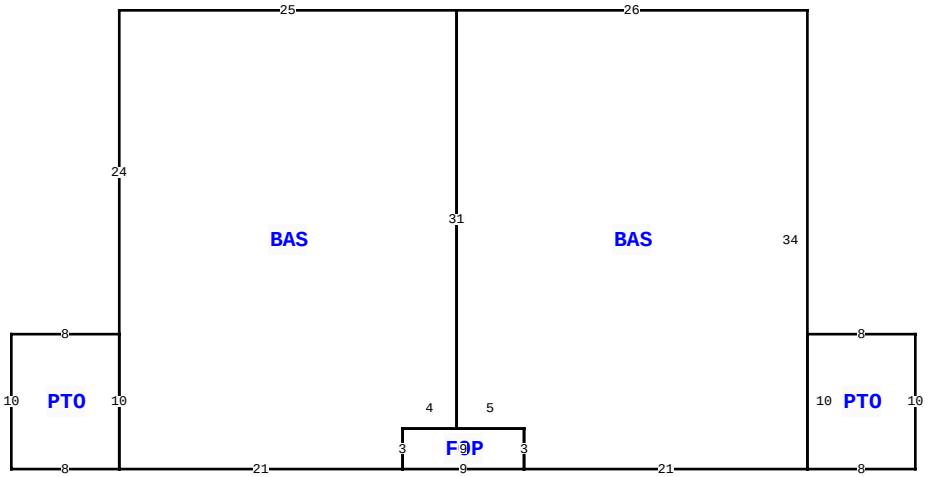
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	48,321
BAS	869	100		869	50,109
FOP	27	30		8	461
PTO	80	5		4	231
PTO	80	5		4	231
TOTALS	1,894			1,723	99,352

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	92.26	158,964	1990	2000	0	0	0	37.50	62.50

2 DUPLEX 0% - 0 Heated Area: 1707 HX Base Yr



3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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

PAGE 2 of 6 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	625,043
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	702,593
SOH/AGL Deduction	0
ASSESSED VALUE	702,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,593
TOTAL JUST VALUE	702,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,593

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	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD	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$.

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

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.17 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS

LOTS 32 & 33 FLORIDA'S GATEWAY C
713-773, 715-784, 835-1803, WD 1

FAISAL FAHIM ALI
414 SW WINDSOR DR
LAKE CITY, FL 32024

2027

34-3S-16-02463-132

BUILDING CHARACTERISTICS

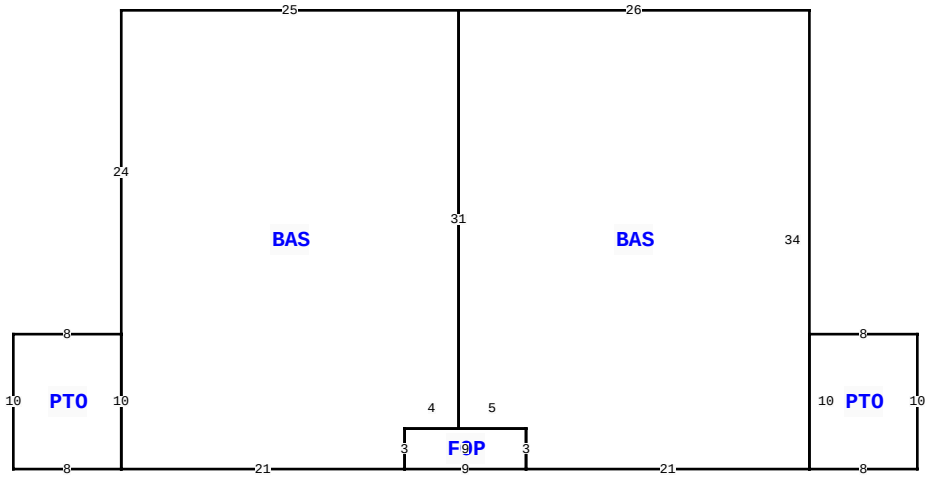
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	59,918
BAS	869	100		869	62,135
FOP	27	30		8	572
PTO	80	5		4	286
PTO	80	5		4	286
TOTALS	1,894			1,723	123,197

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	92.26	158,964	1990	2010	0	0	0	22.50	77.50

3 DUPLEX 0% - 0 Heated Area: 1707 HX Base Yr



3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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

PAGE 3 of 6 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	625,043
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	702,593
SOH/AGL Deduction	0
ASSESSED VALUE	702,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,593
TOTAL JUST VALUE	702,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,593

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	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD	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$.

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

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.17 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS

LOTS 32 & 33 FLORIDA'S GATEWAY C
713-773, 715-784, 835-1803, WD 1

FAISAL FAHIM ALI
414 SW WINDSOR DR
LAKE CITY, FL 32024

2027

34-3S-16-02463-132

BUILDING CHARACTERISTICS

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		1 100
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

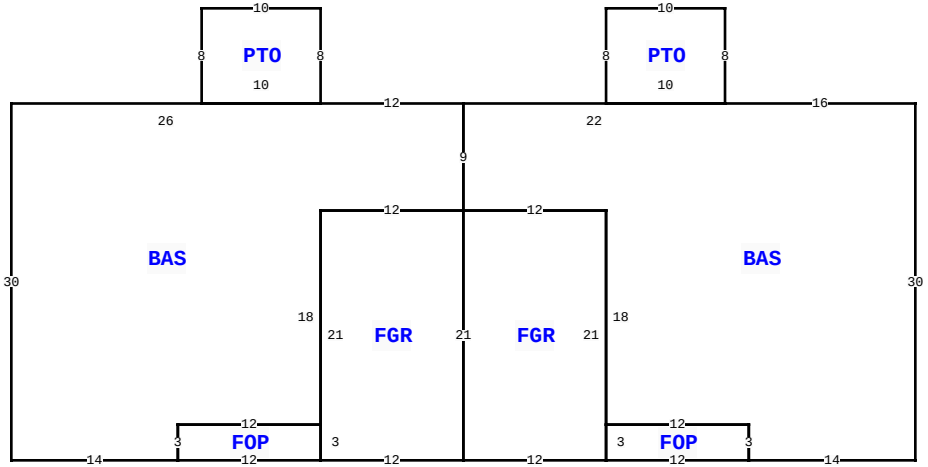
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100		852	60,318
BAS	852	100		852	60,318
FGR	252	55		139	9,841
FGR	252	55		139	9,841
FOP	36	30		11	779
FOP	36	30		11	779
PTO	80	5		4	283
PTO	80	5		4	283
TOTALS	2,440			2,012	142,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,012	105.0000	91.35	183,796	1990	2010	0	0	0	22.50	77.50

4 DUPLEX 0% - 0 Heated Area: 1704 HX Base Yr



3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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

PAGE 4 of 6 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	625,043
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	702,593
SOH/AGL Deduction	0
ASSESSED VALUE	702,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,593
TOTAL JUST VALUE	702,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,593

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	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD	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$.

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

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.17 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS

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713-773, 715-784, 835-1803, WD 1

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2027

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BUILDING CHARACTERISTICS

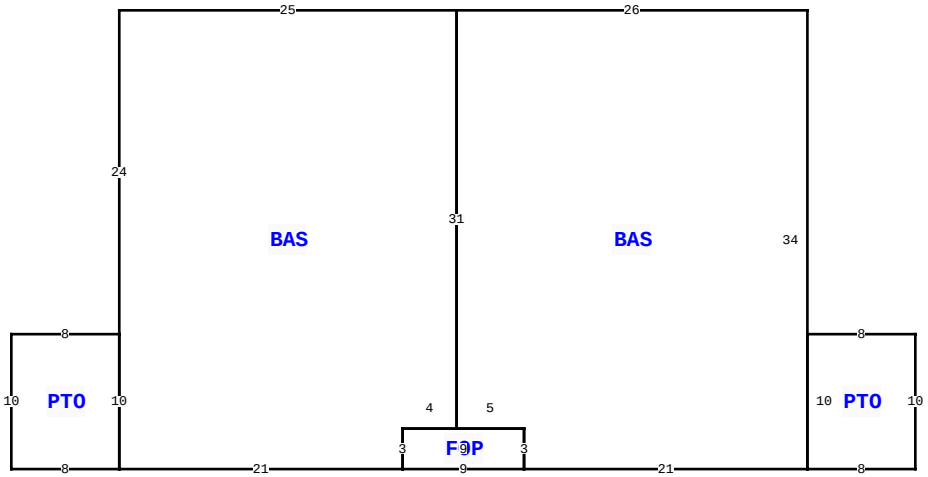
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Story Height		8 100
RMS		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	838	100		838	38,657
BAS	869	100		869	40,087
FOP	27	30		8	369
PTO	80	5		4	185
PTO	80	5		4	185
TOTALS	1,894			1,723	79,482

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	92.26	158,964	1990	1990	0	0	0	50.00	50.00

5 DUPLEX 0% - 0 Heated Area: 1707 HX Base Yr



3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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

PAGE 5 of 6 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	625,043
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	702,593
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ASSESSED VALUE	702,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,593
TOTAL JUST VALUE	702,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.17 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

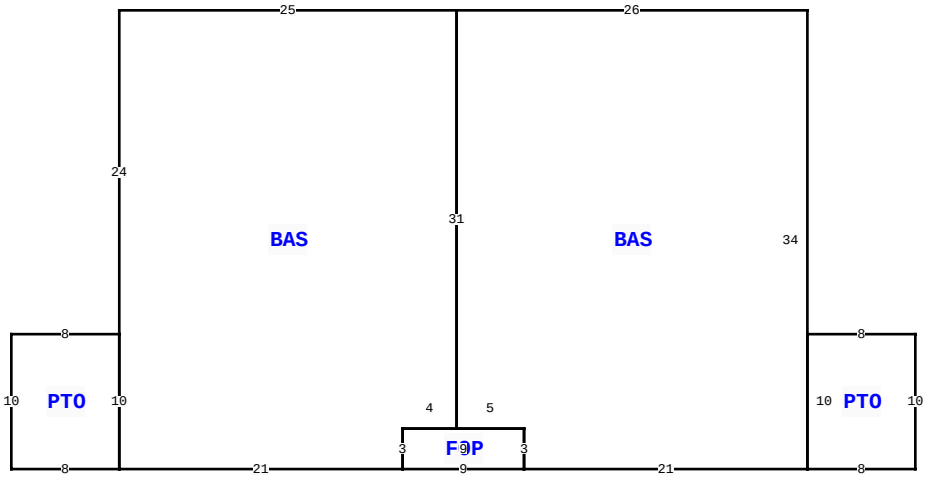
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Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	38,657
BAS	869	100		869	40,087
FOP	27	30		8	369
PTO	80	5		4	185
PTO	80	5		4	185
TOTALS	1,894			1,723	79,482

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	92.26	158,964	1990	1990	0	0	0	50.00	50.00

6 DUPLEX 0% - 0 Heated Area: 1707 HX Base Yr



3723 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	625,043
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	702,593
SOH/AGL Deduction	0
ASSESSED VALUE	702,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,593
TOTAL JUST VALUE	702,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,593

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	I	01	1,350,000
GRANTOR: SKTE APARTMENTS LLC						
GRANTEE: FAISAL FAHIM ALI						
1350/1915	12/28/2017	WD	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$.

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

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.17 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS