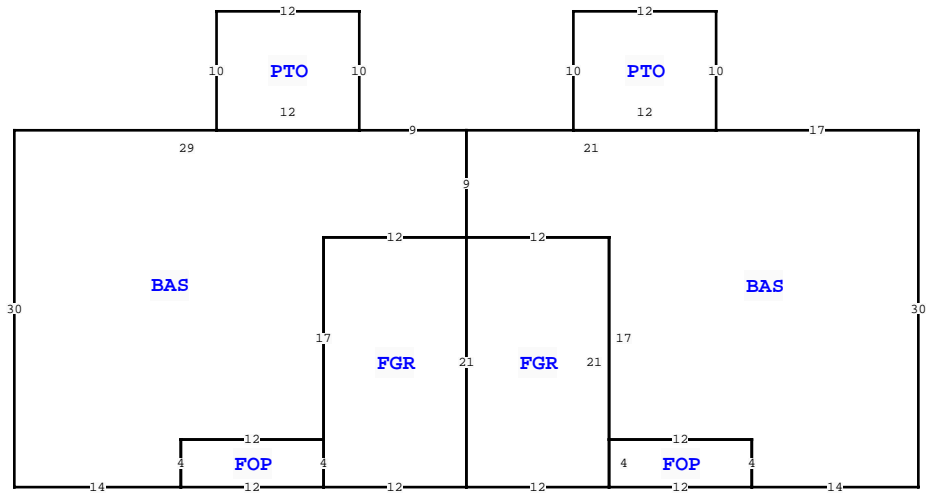


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	0%	2025									
Heated Area: 1680 HX Base Yr												



Quality					
DOR CODE	MULTI-FAM 10+				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	58,161
BAS	840	100		840	58,161
FGR	252	55		139	9,624
FGR	252	55		139	9,624
FOP	48	30		14	970
FOP	48	30		14	970
PTO	120	5		6	415
PTO	120	5		6	415
TOTALS	2,520			1,998	138,338

299 NW LAKE CITY AVE, LAKE CITY

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

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0166	CONC, PAVMT	0	0	0	0	3,726.00	UT	1.13	1.13	100	1993	1993	3	100	4,192	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2017	2017	3	100	600	
6	0253	LIGHTING	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

TOTAL OB/XF 11,792

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1300.00	220.00		0.25	LT		1.00	1.00	1.00	35,000.00	35,000.00	8,750							
2	0300	C	MULTI-FAM	0		00	0.00	0.00	2.75	LT		1.00	1.00	1.00	35,000.00	35,000.00	96,250							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		845,678	
TOTAL MARKET OB/XF VALUE		11,792	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		962,470	
SOH/AGL Deduction		0	
ASSESSED VALUE		962,470	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		962,470	
TOTAL JUST VALUE		962,470	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		959,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

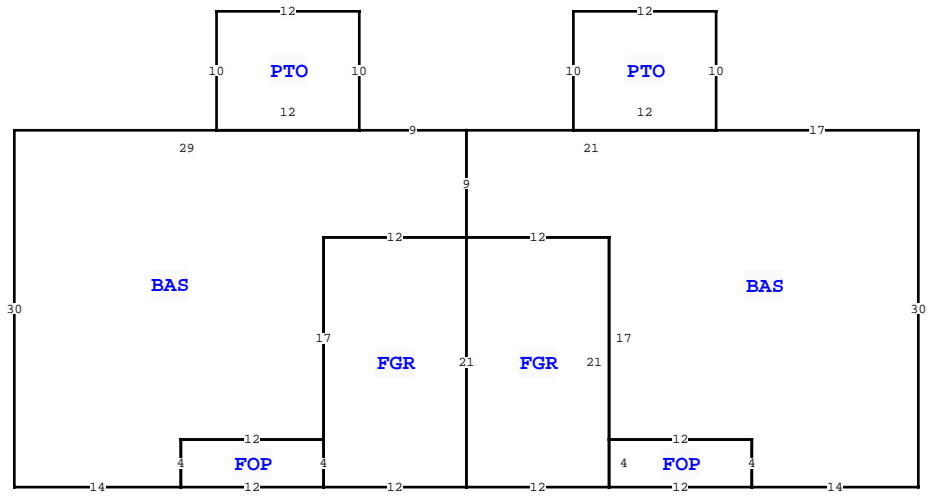
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2144	1/21/2025	WD	U	I	11	100
GRANTOR: FAISAL MOHAMMAD A						
GRANTEE: FAISAL MOHAMMAD A						
1511/1821	4/02/2024	WD	U	I	37	1,350,000
GRANTOR: PETERS RYAN J						
GRANTEE: FAISAL MOHAMMAD A						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W9 PTO= N10 W12 S10 E12\$ W29 S30 E14 FOP= E12 N4 W12S4\$ N4 E12 FGR= S4 E12 N21 W12 S17\$ N17 E12 N9\$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17FOP= S4 E12 N4 W12\$ E12 S4 E14 N30 W17 PTO= N10 W12 S10 E12\$ W21\$.												

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	03	1,998	102.6900	89.34	178,501	1988	2010	0	0	22.50	77.50	
3 DUPLEX 0% - 2025 Heated Area: 1680 HX Base Yr												



Quality					
DOR CODE	0300				
MAP NUM	MKT AREA				
05	05				
0300	MULTI-FAM 10+				
	06				
NEIGHBORHOOD/LOC 34316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	58,161
BAS	840	100		840	58,161
FGR	252	55		139	9,624
FGR	252	55		139	9,624
FOP	48	30		14	970
FOP	48	30		14	970
PTO	120	5		6	415
PTO	120	5		6	415
TOTALS	2,520			1,998	138,338

299 NW LAKE CITY AVE, LAKE CITY

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

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

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

COLUMBIA COUNTY PROPERTY		PAGE 3 of 6	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			845,678
TOTAL MARKET OB/XF VALUE			11,792
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			962,470
SOH/AGL Deduction			0
ASSESSED VALUE			962,470
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			962,470
TOTAL JUST VALUE			962,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			959,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2144	1/21/2025	WD	U	I	11	100
GRANTOR: FAISAL MOHAMMAD A						
GRANTEE: FAISAL MOHAMMAD A						
1511/1821	4/02/2024	WD	U	I	37	1,350,000
GRANTOR: PETERS RYAN J						
GRANTEE: FAISAL MOHAMMAD A						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W9 PTO= N10 W12 S10 E12\$ W29 S30 E14 FOP= E12 N4 W12S4\$ N4 E12 FGR= S4 E12 N21 W12 S17\$ N17 E12 N9\$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17FOP= S4 E12 N4 W12\$ E12 S4 E14 N30 W17 PTO= N10 W12 S10 E12\$ W21\$.

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

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
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Interior Floor	14 CARPET 80
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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	34316.020 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	2,111	102.6900	89.34	188,597	1989	2010	0	0	22.50	77.50

5 DUPLEX 0% - 2025 Heated Area: 1932 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	17,448
BAS	840	100		840	58,161
BAS	840	100		840	58,161
FGR	252	55		139	9,624
FOP	48	30		14	970
FOP	48	30		14	970
PTO	120	5		6	415
PTO	120	5		6	415
TOTALS	2,520			2,111	146,163

299 NW LAKE CITY AVE, LAKE CITY

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

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

TOTAL OB/XF 0

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

COLUMBIA COUNTY PROPERTY		PAGE 5 of 6	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE			845,678
TOTAL MARKET OB/XF VALUE			11,792
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			962,470
SOH/AGL Deduction			0
ASSESSED VALUE			962,470
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			962,470
TOTAL JUST VALUE			962,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			959,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2144	1/21/2025	WD	U	I	11	100
GRANTOR: FAISAL MOHAMMAD A						
GRANTEE: FAISAL MOHAMMAD A						
1511/1821	4/02/2024	WD	U	I	37	1,350,000
GRANTOR: PETERS RYAN J						
GRANTEE: FAISAL MOHAMMAD A						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W9 PTO= N10 W12 S10 E12\$ W29 S30 E14 FOP= E12 N4 W12S4\$ N4 E12 BAS= S4 E12 N21 W12 S17\$ N17 E12 N9\$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17FOP= S4 E12 N4 W12\$ E12 S4 E14 N30 W17 PTO= N10 W12 S10 E12\$ W21\$.

