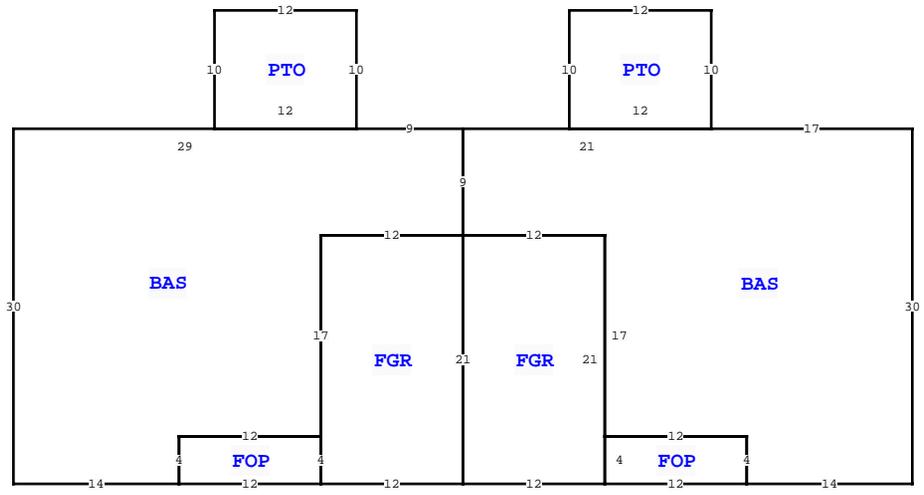


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
Quality	05	05	
DOR CODE	0300	MULTI-FAM	10+
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.020	1.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
BAS	840	100	
FGR	252	55	
FGR	252	55	
FOP	48	30	
FOP	48	30	
PTO	120	5	
PTO	120	5	
TOTALS	2,520		1,998

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											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 6	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			874,836
TOTAL MARKET OB/XF VALUE			11,792
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			991,628
SOH/AGL Deduction			0
ASSESSED VALUE			991,628
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			991,628
TOTAL JUST VALUE			991,628
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						

EXTRA FEATURES		299 NW LAKE CITY AVE, 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
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	

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

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	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-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							







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				
Quality	05 05				
DOR CODE	0300MULTI-FAM 10+				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	34316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	18,050
BAS	840	100		840	60,166
BAS	840	100		840	60,166
FGR	252	55		139	9,956
FOP	48	30		14	1,003
FOP	48	30		14	1,003
PTO	120	5		6	430
PTO	120	5		6	430
TOTALS	2,520			2,111	151,202

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	92.42	195,099	1989	2010	0	0	22.50	77.50

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

COLUMBIA COUNTY PROPERTY		PAGE 5 of 6	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		874,836	
TOTAL LAND VALUE - MARKET		11,792	
TOTAL MARKET VALUE		105,000	
SOH/AGL Deduction		991,628	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		991,628	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		991,628	
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						

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												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	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				
Interior Wall	05 DRYWALL 100				
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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/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	18,050
BAS	840	100		840	60,166
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PTO	120	5		6	430
PTO	120	5		6	430
TOTALS	2,520			2,111	151,202

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	92.42	195,099	1989	2010	0	0	22.50	77.50

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

COLUMBIA COUNTY PROPERTY		PAGE 6 of 6	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		874,836	
TOTAL LAND VALUE - MARKET		11,792	
TOTAL MARKET VALUE		105,000	
SOH/AGL Deduction		991,628	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		991,628	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		991,628	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		959,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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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

BUILDING NOTES														
299 NW LAKE CITY AVE, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
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04/03/2025 MLU														

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 BAS= 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