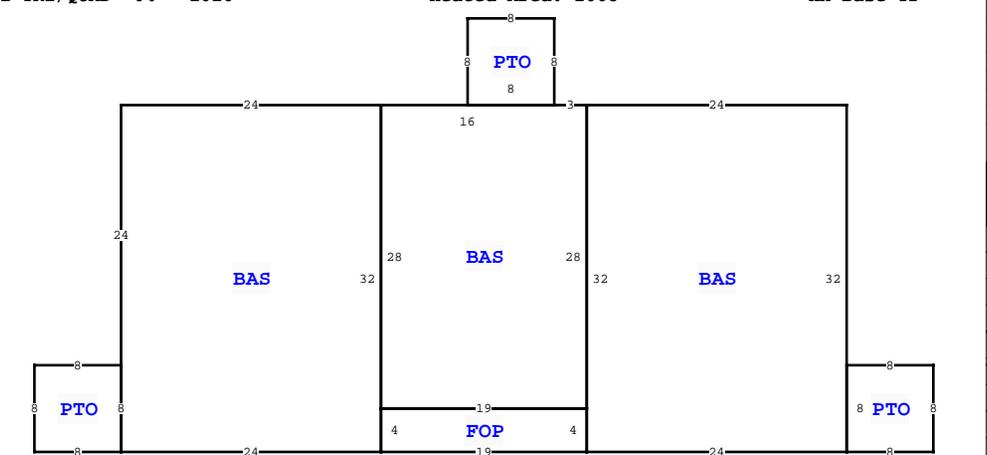


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Stories	1.	1. 100
Units	3	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
2800	03	2,100	109.0950	98.19	206,199	1985	1985	0	0	50.00	50.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	26,119
BAS	768	100		768	37,705
BAS	768	100		768	37,705
FOP	76	30		23	1,129
PTO	64	5		3	148
PTO	64	5		3	148
PTO	64	5		3	148
TOTALS	2,336			2,100	103,100

3801 NW HUNTSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF 2,000

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	0800	C	MULTI-FAM	0		RMF-2100.00	220.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			204,215
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			241,215
SOH/AGL Deduction			0
ASSESSED VALUE			241,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,215
TOTAL JUST VALUE			241,215
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2461	5/07/2025	WD	U	I	11	100
GRANTOR: CAMELIA APARTMENTS LL						
GRANTEE: FAISAL MOHAMMAD A						
1376/1225	1/15/2019	WD	Q	I	05	1,259,000
GRANTOR: GATORWOOD ASHINGTON A						
GRANTEE: CAMELIA APARTMENTS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 BAS= W3 PTO= N8 W8S8 E8\$ W16 BAS= W24 S24 PTO= W8 S8 E8 N8\$ S8 E24 N32\$S28 FOP= S4 E19 N4 W19\$ E19 N28\$ S32 E24 PTO= E8 N8 W8 S8\$ N32\$.	

