

LOT 5 BLOCK B GATORWOOD S/D.
520-280, 804-1406, 973-1279, WD

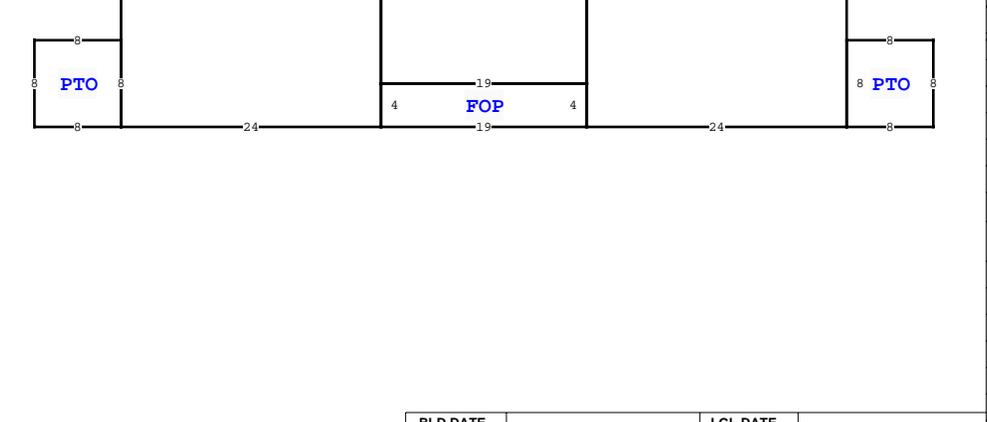
FAISAL MOHAMMAD A/FAISAL KAZI TAHMIDA
P O BOX 3009
LAKE CITY, FL 32056-3009

2026

34-3S-16-02484-031
VALUATION SUMMARY

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

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	1983	1983	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

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		11,247
ASSESSED VALUE		229,968
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		229,968
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
1563/1936	3/19/2026	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 AHSINGTON A						
GRANTEE: CAMELIA APARTMENTS						

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	

EXTRA FEATURES		3839 NW HUNTSBORO ST, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/14/2026
			MLU

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\$.	

LAND DESCRIPTION		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-21	100.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

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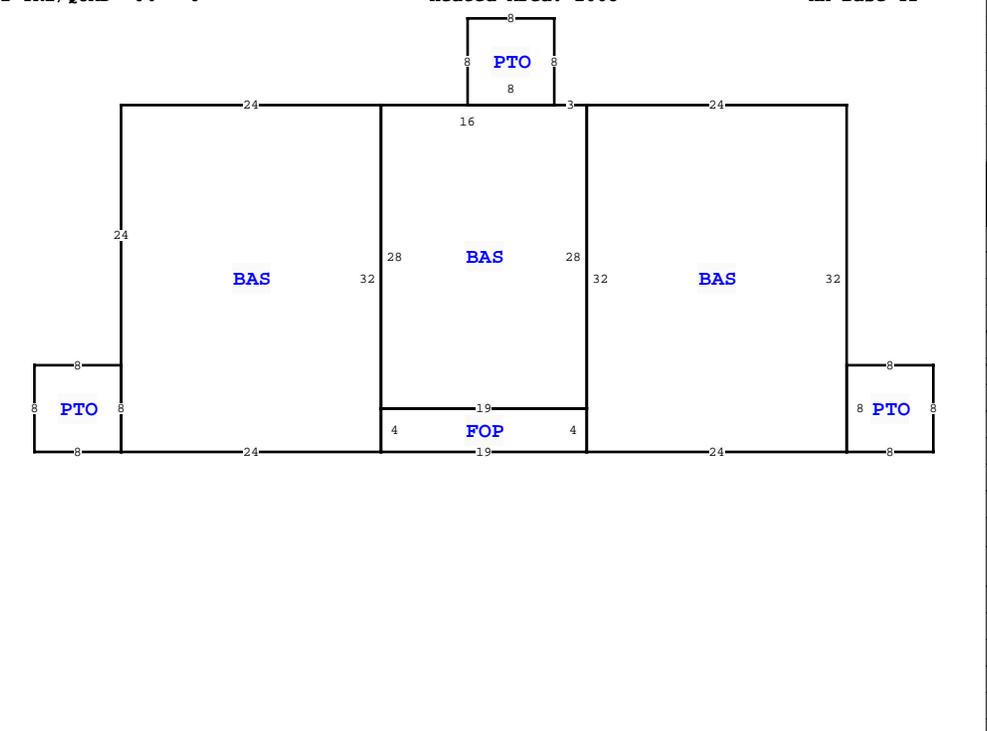
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Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Stories	1.	1. 100
Units	3	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	TRI/QUAD	0%	- 0	96.30	202,230	1983	1983	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	25,616
BAS	768	100		768	36,979
BAS	768	100		768	36,979
FOP	76	30		23	1,108
PTO	64	5		3	145
PTO	64	5		3	145
PTO	64	5		3	145
TOTALS	2,336			2,100	101,115

3839 NW HUNTSBORO ST, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026 MLU
 XF DATE: [] LAND DATE: []
 INC DATE: [] AG DATE: []

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																

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