

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	94.91	199,311	1983	1983	0	0	50.00	50.00

1 TRI/QUAD 0% - 0 Heated Area: 2068 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		197,400
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		234,400
SOH/AGL Deduction		4,432
ASSESSED VALUE		229,968
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		229,968
TOTAL JUST VALUE		234,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,864

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	25,246
BAS	768	100		768	36,446
BAS	768	100		768	36,446
FOP	76	30		23	1,092
PTO	64	5		3	143
PTO	64	5		3	143
PTO	64	5		3	143
TOTALS	2,336			2,100	99,656

3839 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	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

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						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 BAS= W3 PTO= N8 W8S8 E8S W16 BAS= W24 S24 PTO= W8 S8 E8 N8S S8 E24 N32S28 FOP= S4 E19 N4 W19S E19 N28S S32 E24 PTO= E8 N8 W8 S8S N32S.	

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	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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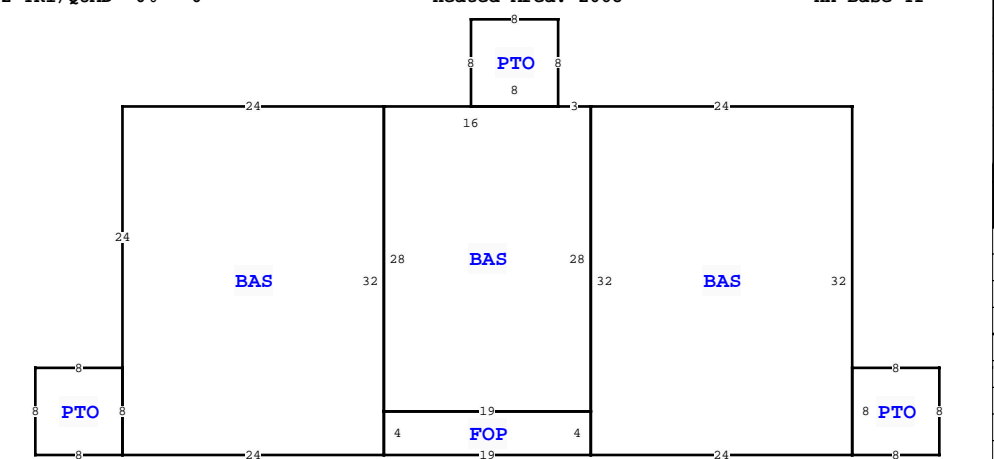
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Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Stories	1.	1. 100
Units	3	100
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Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	TRI/QUAD	0%	- 0	93.09	195,489	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	24,762
BAS	768	100		768	35,747
BAS	768	100		768	35,747
FOP	76	30		23	1,071
PTO	64	5		3	140
PTO	64	5		3	140
PTO	64	5		3	140
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EXTRA FEATURES TOTAL OB/XF 0

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