N 1/2 OF LOT 2 BLOCK B & W 10 FT
2 BLOCK B, GATORWOOD S/D.

FAISAL KAZI TAHMIDA
P O BOX 3009
LAKE CITY, FL 32056

2026

34-3S-16-02484-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

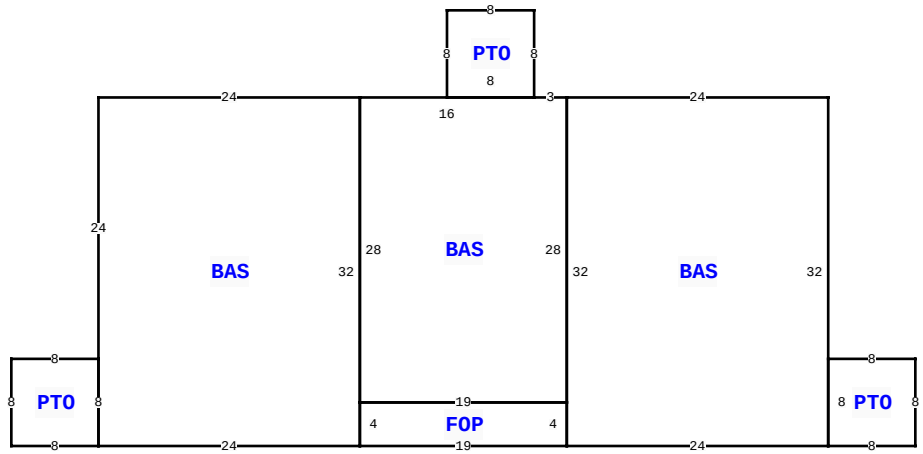
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-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	532	100		532	28,203
BAS	768	100		768	40,715
BAS	768	100		768	40,715
FOP	76	30		23	1,219
PTO	64	5		3	159
PTO	64	5		3	159
PTO	64	5		3	159
TOTALS	2,336			2,100	111,330

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	107.1000	96.39	202,419	1985	1995	0	0	0	45.00	55.00

1 TRI/QUAD 0% - 2026 Heated Area: 2068 HX Base Yr



3775 NW HUNTSBORO ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	111,330
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	140,330
SOH/AGL Deduction	0
ASSESSED VALUE	140,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,330
TOTAL JUST VALUE	140,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1531/2146	1/21/2025	QC	U	I	11	0
GRANTOR: FAISAL FAMILY INVESTM						
GRANTEE: FAISAL KAZI TAHMIDA						
1415/2590	7/22/2020	WD	Q	I	01	165,000
GRANTOR: SOLOMAN KEVIN & SABRI						
GRANTEE: FAISAL FAMILY INVES						

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$.

EXTRA FEATURES

LN	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	0.50	UT	1,500.00	1,500.00	100	0	0	3	100	750	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 1,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	110.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/08/2026 BY SYS