LOT 12 BLOCK 12 COUNTRY CLUB EST
544-393, 656-172, DC 1217-1609,

HAGHANI RENTALS, LLC
51 TAMAR CT
ST AUGUSTINE, FL 32095

2027

34-3S-17-07236-000

BUILDING CHARACTERISTICS

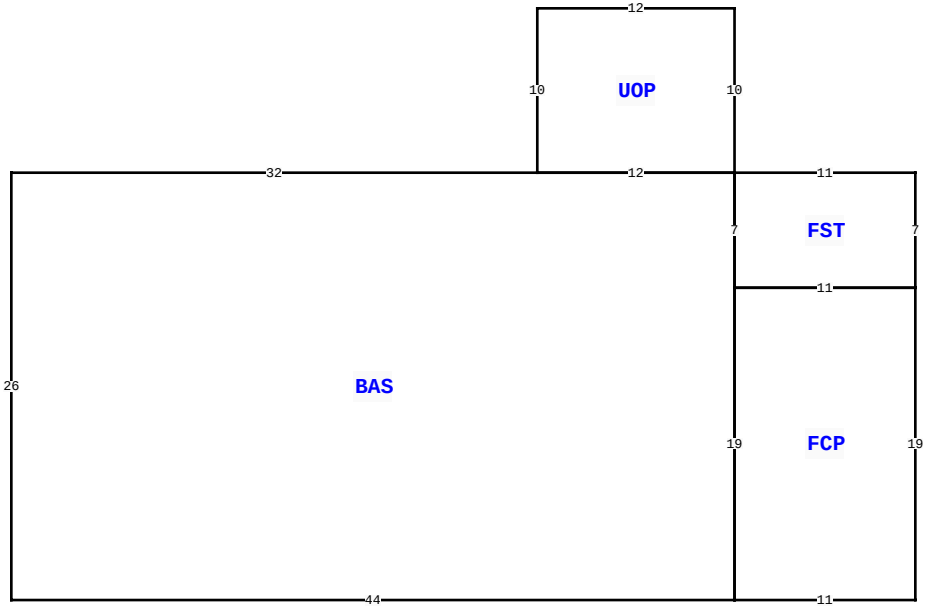
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	152,132
FCP	209	25		52	6,915
FST	77	55		42	5,585
UOP	120	20		24	3,192
TOTALS	1,550			1,262	167,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	138.1600	151.98	191,799	1960	2015	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 2024 Heated Area: 1144 HX Base Yr



469 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,824
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	186,624
SOH/AGL Deduction	0
ASSESSED VALUE	186,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,624
TOTAL JUST VALUE	186,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/36	7/26/2023	QC	U	I	11	100
GRANTOR: HAGHANI ARIANA						
GRANTEE: HAGHANI RENTALS, LL						
1447/402	9/11/2021	WD	Q	I	01	163,000
GRANTOR: SLATER JOHN K						
GRANTEE: HAGHANI ARIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E44 FCP= E11 N19 W11 S19$ N19 FST= E11 N7 W11 S7$ N7 UOP= N10 W12 S10 E12$ W12$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0100	C	SFR	0		RSF-2	82.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS