LOT 15 ROYAL POINTE S/D PHS 1.
WD 1113-764, WD 1125-2010, QC 11

MOHAMMED SHAMEEL/MOHAMMED RAZIER
134 SW PINE WOOD DR
FORT WHITE, FL 32038

2025

34-5S-16-03752-315

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06

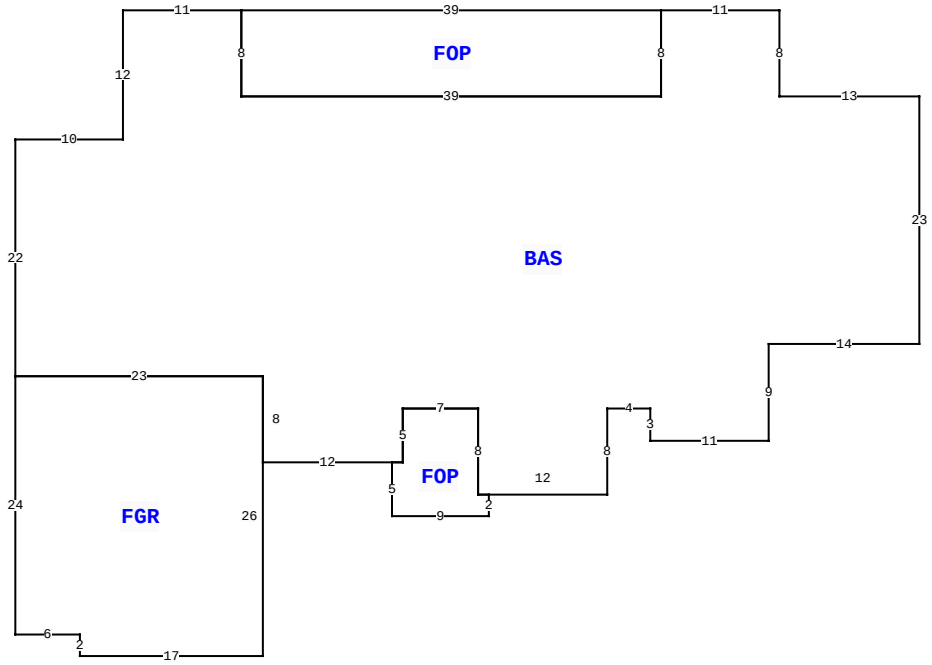
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	275,418
FGR	586	55	322	33,940
FOP	77	30	23	2,424
FOP	312	30	94	9,908
TOTALS	3,588		3,052	321,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,052	122.4237	128.54	392,304	2007	2015	10	0	0	8.00	82.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2613 HX Base Yr 2024



134 SW PINE WOOD DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,689
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		13,130
TOTAL MARKET VALUE		337,419
SOH/AGL Deduction		166,394
ASSESSED VALUE		171,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,025
TOTAL JUST VALUE		337,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25280	SFR	786	12/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/953	10/13/2023	WD	Q	I	01	410,000
GRANTOR: HAVEMAN SNG NATASHA						
GRANTEE: MOHAMMED SHAMEEL						
1431/577	2/23/2021	WD	Q	I	01	295,000
GRANTOR: HARRIS CHRISTOPHER A						
GRANTEE: SNG NATASHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N8 W11 FOP= W39 S8 E39 N8$ S8 W39 N8 W11 S12 W10 S22 FGR= S24 E6 S2 E17 N26 W23$ E23 S8 E12 FOP= S5 E9 N2 W1 N8 W7 S5 W1$ E1 N5 E7 S8 E12 N8 E4 S3 E11 N9 E14 N23 $.

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	100	0	0	1,300.00	UT	2.00	2.00	100	2014	2014	3	100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	100		PRRD	0.00	0.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							

REVIEW DATE 10/31/2023 BY TP Total Acres: 1.01 Total Land Value: 13,130 Market: 0 Agricultural: 0 Common: 13,130 PRINTED 11/20/2024 BY SYS