COMM SE COR OF NW1/4, RUN W
210 FT FOR POB, CONT W 210 FT,
N 210 FT, E 210 FT, S 210 FT

SHAHEEN JOEL B/SHAHEEN CHARLENE
160 SW FREEMAN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

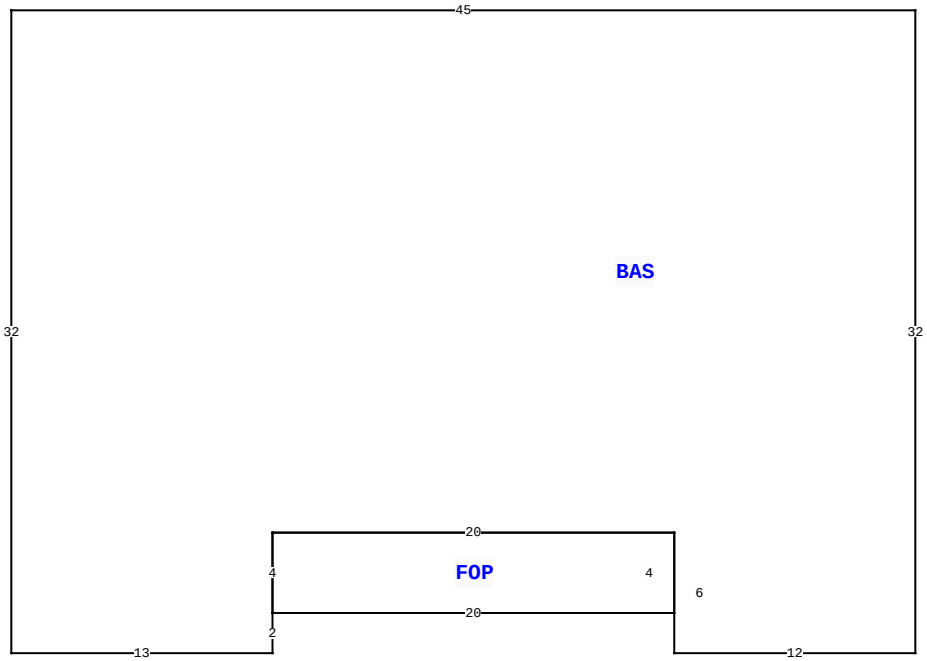
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	146,645
FOP	80	30		24	2,666
TOTALS	1,400			1,344	149,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	116.7000	130.70	175,661	2010	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2011 Heated Area: 1320 HX Base Yr 2011



160 SW FREEMAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,312
TOTAL MARKET OB/XF VALUE		19,478
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		190,790
SOH/AGL Deduction		50,293
ASSESSED VALUE		140,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,775
TOTAL JUST VALUE		190,790
NCON VALUE		12,960
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051926	Storage Building	8,500	12/26/2024
000051537	Roof Replacement	5,000	11/15/2024
28293	SFR	419	12/21/2009
13039	M H	125	09/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0754	5/11/2010	WD	Q	I	01	142,000
GRANTOR: PAUL PHINNEY						
GRANTEE: JOEL B & CHARLENE S						
1184/1534	11/20/2009	WD	U	I	12	25,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: PAUL PHINNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S32 E13 N2 FOP= E20 N4 W20 S4$ N4 E20 S6 E12 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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	720	
2	0040	BARN,POLE	0	100	15	88	1,320.00	UT	2.50	2.50	50	1998	1998	3	50	1,650	
3	0166	CONC,PAVMT	0	100	0	0	774.00	UT	2.00	2.00	100	2010	2010	3	100	1,548	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0030	BARN,MT	0	100	24	30	720.00	UT	18.00	18.00	100	2026	2025		100	12,960	

LAND DESCRIPTION

TOTAL OB/XF 19,478

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/10/2025 BY jerry Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/19/2025 BY SYS