THE W 208 FT OF THE FOLLOWING:
COMM NW COR OF NW1/4 OF SE1/4,
RUN S 44 FT TO S R/W LITTLE

SHAHEEN NATHAN D/SHAHEEN RACHEL
1514 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03405-002

BUILDING CHARACTERISTICS

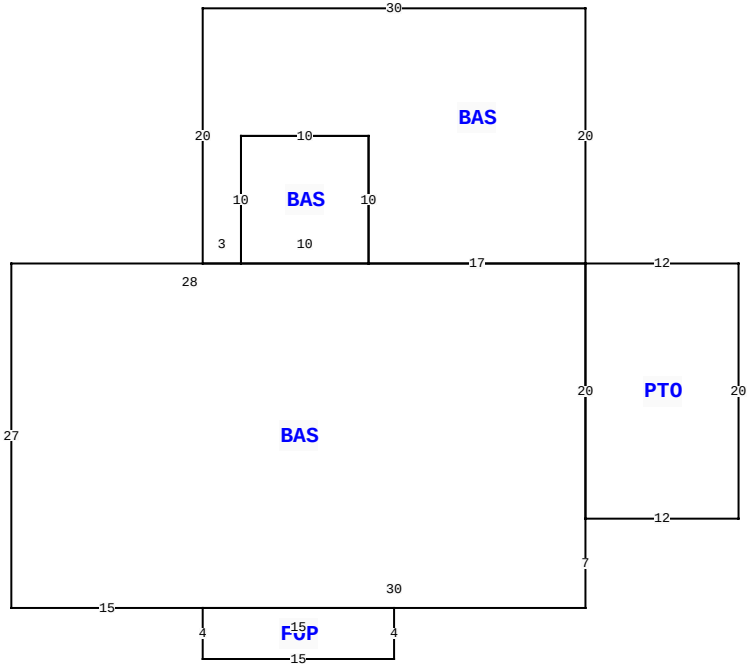
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	100	100		100	10,182
BAS	500	100		500	50,910
BAS	1,215	100		1,215	123,710
FOP	60	30		18	1,833
PTO	240	5		12	1,222
TOTALS	2,115			1,845	187,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	123.2700	138.06	254,721	1991	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2010 Heated Area: 1815 HX Base Yr 2010



1514 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,857
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		217,857
SOH/AGL Deduction		70,259
ASSESSED VALUE		147,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,876
TOTAL JUST VALUE		217,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,531

SALE:1:1: 1 ACRE & NEW HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11931	ADDN SFR	115	12/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/0352	5/11/2007	WD	Q	I		194,500
GRANTOR: MARK & ELIZABETH A CO						
GRANTEE: NATHAN & RACHAEL SH						
1032/1995	12/07/2004	WD	Q	I		126,500
GRANTOR: EVERGREEN ENTERPRISES						
GRANTEE: MARK A & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N10 W10 S10 E10$ W28 S27 E15 FOP= S4 E15N4 W15$ E30 N7 PTO= E12 N20 W12 S20$ N20$ BAS= N20 W30 S20 E3 N10 E10 S10 E17 $.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 08/15/2020 BY KR Total Acres: 0.98 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS