LOT 2 LAUREL LAKE S/D PHASE 2.
WD 1194-2452, WD 1440-562,

SHAHEEN MICHAEL
164 SW BIRCH GLN
LAKE CITY, FL 32024

2026

03-4S-16-02732-202

BUILDING CHARACTERISTICS

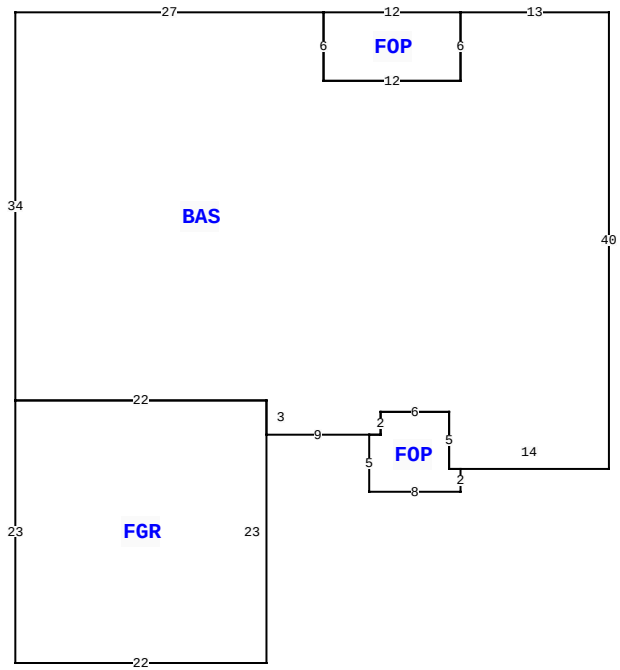
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	208,149
FGR	506	55		278	31,864
FOP	49	30		15	1,720
FOP	72	30		22	2,522
TOTALS	2,443			2,131	244,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	124.7994	139.78	297,871	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 1816 HX Base Yr 2022



164 SW BIRCH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		244,254
TOTAL MARKET OB/XF VALUE		5,640
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		279,894
SOH/AGL Deduction		30,162
ASSESSED VALUE		249,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,010
TOTAL JUST VALUE		279,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25066	SFR	580	10/02/2006
24972	SFR	579	09/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/562	6/14/2021	WD	Q	I	01	243,000
GRANTOR: CONNER JAMES M & AMAN						
GRANTEE: SHAHEEN MICHAEL						
1194/2452	5/21/2010	WD	Q	I	01	177,500
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: JAMES M & AMANDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W12 S6 E12 N6$ S6 W12 N6 W27 S34 FGR= S23 E22 N23 W22$ E22 S3 E9 FOP= S5 E8 N2 W1 N5 W6 S2 W1$ E1 N2 E6 S5 E14 N40$.

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	1,480.00	UT	3.00	3.00	100	2007	2007	3	100	4,440	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,640

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/06/2025 BY SYS