BEG NE COR OF W1/2 OF NE1/4 OF N
499.63 FT, W 177.29 FT, N 485.08
TO POB. ALSO THE W 4 AC OF E1/2

SHAHEEN CHRISTOPHER A/NOVOA MARY CARMEN GUTIERREZ
489 SW DOCKERY LN
LAKE CITY, FL 32024

2026

03-5S-16-03463-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

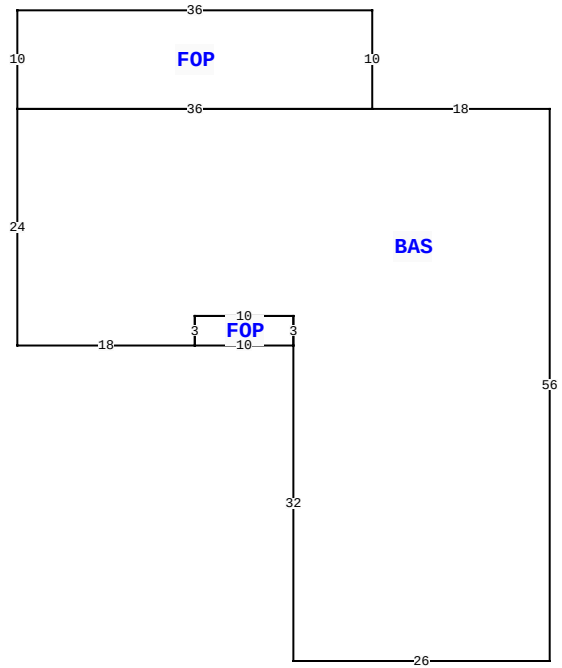
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100		2,098	178,536
FOP	30	30		9	766
FOP	360	30		108	9,190
TOTALS	2,488			2,215	188,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	116.8944	130.92	289,988	1983	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2098 HX Base Yr



489 SW DOCKERY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,492
TOTAL MARKET OB/XF VALUE		12,338
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		266,830
SOH/AGL Deduction		95,826
ASSESSED VALUE		171,004
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		70,282
TOTAL JUST VALUE		266,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,830

LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1704	12/01/2021	WD	U	I	11	100
GRANTOR: SHAHEEN CHRISTOPHER						
GRANTEE: SHAHEEN CHRISTOPHER						
0735/0109	11/01/1990	WD	Q	I	06	104,900
GRANTOR: RUSSELL CUNNINGHAM						
GRANTEE: CHRISTOPHER SHAHEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N10 W36 S10 E36$ W36 S24 E18 FOP= N3 E10 S3 W10$N3 E10 S3 S32 E26 N56$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	8	96.00	UT	3.52	3.52	100	0	0	3	100	338	
3	0030	BARN,MT	0	0	30	40	1,200.00	UT	9.00	9.00	100	0	0	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 12,338

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	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							

REVIEW DATE 10/09/2019 BY KR Total Acres: 6.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/19/2025 BY SYS