

W1/2 OF LOT 16 CANNON CREEK
ESTATES S/D UNIT 1.
ORB 710-502, 767-1117, 790-439

LINDER SHANNA
458 SW LOCKHEED LN
LAKE CITY, FL 32025

2026

12-4S-16-02935-116



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	3	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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	12416.020	1.00/
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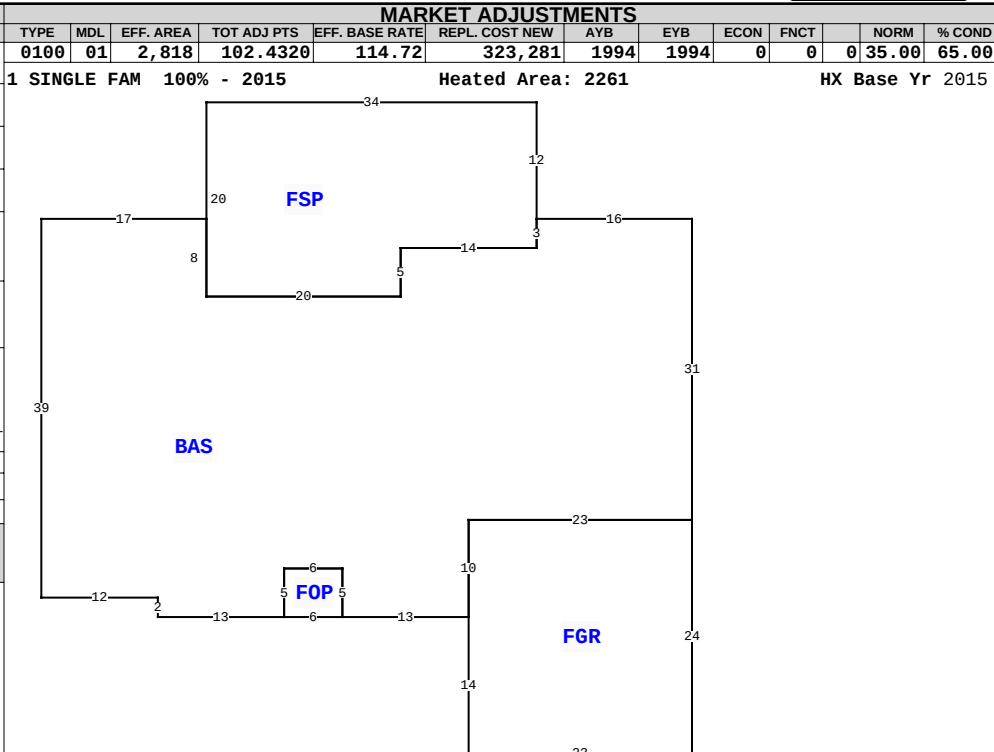
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100		2,261	168,598
FGR	552	55		304	22,669
FOP	30	30		9	671
FSP	610	40		244	18,195

TOTALS	3,453			2,818	210,133
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EXTRA FEATURES		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	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		420.00	1.50	100	0	0	3	100	630	
3	0166	CONC, PAVMT	0	100	23	17		391.00	2.00	100	1994	1994	3	100	782	
4	0294	SHED WOOD/	0	100	10	14		140.00	7.50	100	1994	1994	3	100	1,050	
5	0258	PATIO	0	100	8	10		80.00	3.00	100	2009	2009	3	100	240	
6	0081	DECKING WI	0	100	0	0		1.00	0.00	100	2019	2019	3	100	1,200	
7	0261	PRCH, UOP	0	100	0	0		1.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION		CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	2.60	AC		1.00	1.00	1.00	26,000.00	26,000.00	67,600							

REVIEW DATE 11/03/2023 BY KS Total Acres: 2.60 Total Land Value: 67,600 Market: 0 Agricultural: 0 Common: 67,600 PRINTED 11/17/2025 BY SYS



458 SW LOCKHEED LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		210,133	
TOTAL MARKET OB/XF VALUE		5,902	
TOTAL LAND VALUE - MARKET		67,600	
TOTAL MARKET VALUE		283,635	
SOH/AGL Deduction		61,129	
ASSESSED VALUE		222,506	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		171,784	
TOTAL JUST VALUE		283,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,635	

LAND:1:1: W 1/2 LOT 16			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28494	MAINT/ALTR	50	04/16/2010
8348	SFR	360	05/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/2726	10/09/2014	WD	Q	I	01	186,500
GRANTOR: LINDA C SHAHEEN-FOSTE						
GRANTEE: SHANNA LINDER						
0881/1447	5/28/1999	WD	Q	I		159,500
GRANTOR: S WILSON (FKA S BRIGH						
GRANTEE: LINDA SHEEHAN-FOSTE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W16 FSP= N12 W34 S20 E20 N5 E14 N3\$ S3 W14 S5 W20 N8 W17 S39 E12 S2 E13 FOP= E6N5 W6 S5\$ N5 E6 S5 E13 FGR= S14 E23N24 W23 S10 \$ N10 E23 N31\$.	