LOTS 24 & 25 BLOCK C SUWANNEE
VALLEY ESTATES S/D.
ORB 1046-1624, WD 1315-2196

SHALLAR LARRY III
142 NW ABIGAIL LANE
LAKE CITY, FL 32055

2026

22-2S-16-01718-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

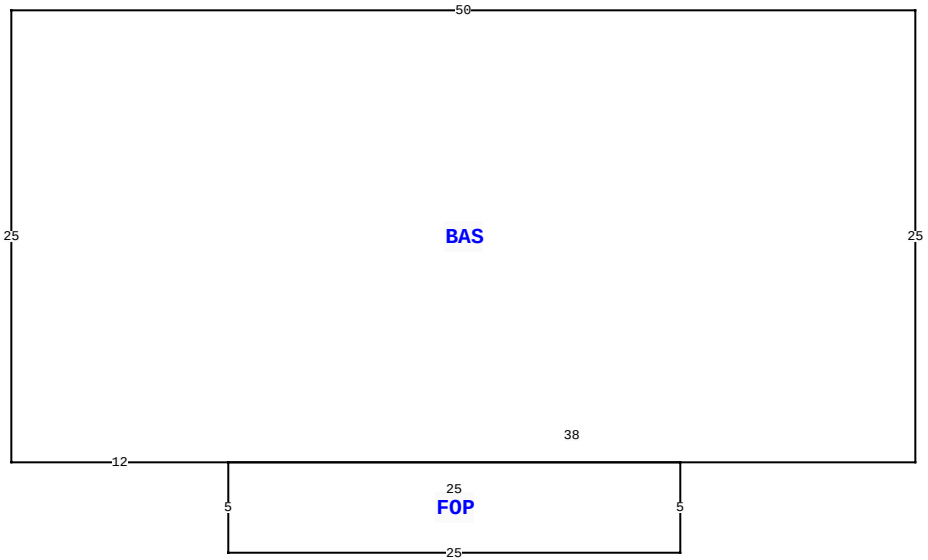
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	137,980
FOP	125	30		38	4,194
TOTALS	1,375			1,288	142,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	123.2000	137.98	177,718	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2017 Heated Area: 1250 HX Base Yr 2017



142 NW ABIGAIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,174
TOTAL MARKET OB/XF VALUE		7,390
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		168,464
SOH/AGL Deduction		51,269
ASSESSED VALUE		117,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,473
TOTAL JUST VALUE		168,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31712	MAINT/ALTR	25	01/28/2014
23249	SFR	352	06/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/2196	5/25/2016	WD	Q	I	01	99,000
GRANTOR: MARY H CUNEO						
GRANTEE: LARRY SHALLAR 111						
1046/1624	5/18/2005	WD	Q	V		19,900
GRANTOR: ARSDALL						
GRANTEE: CUSHAM & CUNEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S25 E12 FOP= S5 E25 N5 W25$ E38 N25$.

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	0130	CLFENCE 5	0	100	0	0	140.00	UT	8.50	8.50	100	2008	2008	3	100	1,190	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	5,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,390

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			0.00	0.00	2.00	LT		1.00	1.00	0.90	10,500.00	9,450.00	18,900							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.66 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/18/2025 BY SYS