COMM SW COR OF LOT 8, RUN N
105 FT FOR POB, RUN E 210 FT,
N 105 FT, W 210 FT, S 105 FT

HESHMAT SHAHRAM
355 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2026

34-3S-17-06974-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

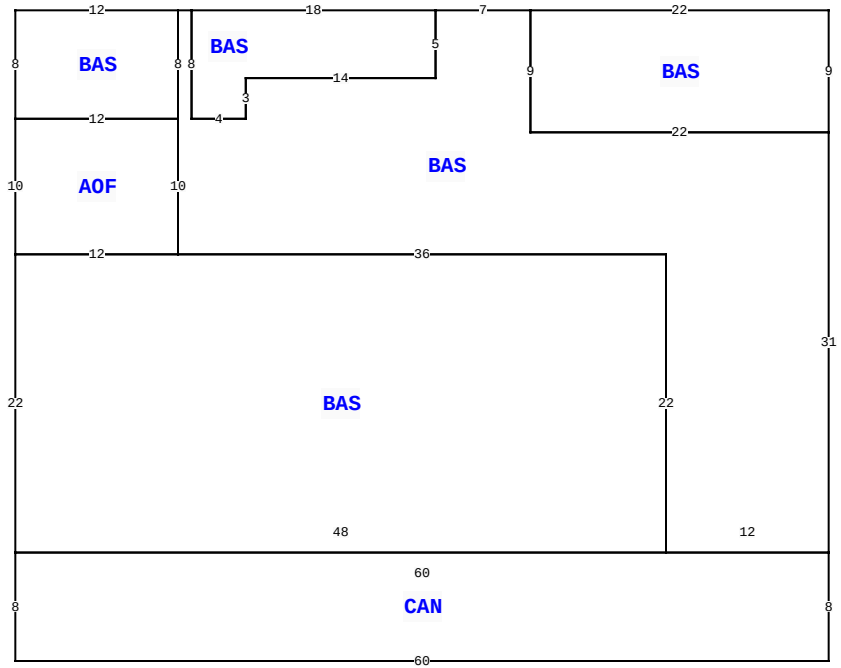
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	110		132	3,870
BAS	96	100		96	2,815
BAS	102	100		102	2,991
BAS	198	100		198	5,806
BAS	828	100		828	24,277
BAS	1,056	100		1,056	30,962
CAN	480	30		144	4,222
TOTALS	2,880			2,556	74,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	2,556	83.7720	58.64	149,884	1977	1977	0	0	0	50.00	50.00

1 NBHD STORE 0% - 0 Heated Area: 2400 HX Base Yr



355 SE LLEWELLYN AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	74,942
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	28,814
TOTAL MARKET VALUE	109,156
SOH/AGL Deduction	0
ASSESSED VALUE	109,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,156
TOTAL JUST VALUE	109,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,156

SALE:1:1: 2 PARCELS \ 1 DEED

LAND:1:1: 0.49 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26900	MAINT/ALTR	95	04/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0872/0417	12/29/1998	WD	Q	I		93,000
GRANTOR: FISHER						
GRANTEE: HESHMATROBERT J &						
0648/0136	3/28/1988	WD	U	I	09	85,000
GRANTOR: ANDREWS ENTERPRISES						
GRANTEE: FISHER ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 BAS= W18 S8 E4 N3 E14 N5$ S5 W14 S3 W4 N8 W1 BAS= W12 S8 E12 N8$ S8 AOF= W12 S10 E12 N10$ S10 BAS= W12 S22 CAN= S8 E60 N8 W60$ E48N22 W36$ E36 S22 E12 N31 BAS= N9 W22 S9 E22$ W22 N9$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	1100	C	STORE 1FLR	0		ILW	0.00	0.00	21,344.00	SF		1.00	1.00	1.00	1.35	1.35	28,814							

REVIEW DATE 01/23/2017 BY DF Total Acres: 0.49 Total Land Value: 28,814 Market: 0 Agricultural: 0 Common: 28,814 PRINTED 11/19/2025 BY SYS