COMM NE COR LOT 91 EASTSIDE VILL
RUN E 30.15 FT FOR POB, RUN NE 1
FT, SE 65.95 FT, SW 98.33 FT, W

SHAHEEN TIM
PO BOX 1171
LAKE CITY, FL 32056-1171

2026

34-3S-17-07017-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,400
TOTAL MARKET VALUE	2,400
SOH/AGL Deduction	0
ASSESSED VALUE	2,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,400
TOTAL JUST VALUE	2,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1100/2158	10/31/2006	WD	Q	V		20,000
GRANTOR: THERESA CARLSON						
GRANTEE: TIM SHAHEEN						
0759/1663	4/26/1992	WD	Q	V	02	0
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: JEREMIAH PURTELL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0			0.00	0.00	0.16	AC		1.00	1.00	1.00	15,000.00	15,000.00	2,400							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.16 Total Land Value: 2,400 Market: 0 Agricultural: 0 Common: 2,400 PRINTED 11/07/2025 BY SYS