COMM SW COR OF SW1/4 OF SW1/4, R
TO N R/W OF LITTLE RD, RUN E 318
POB, N 233.03 FT, E 323.26 FT, S

DISOSWAY ANGELA M
2405 SW LITTLE RD
LAKE CITY, FL 32024

2026

36-4S-16-03321-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

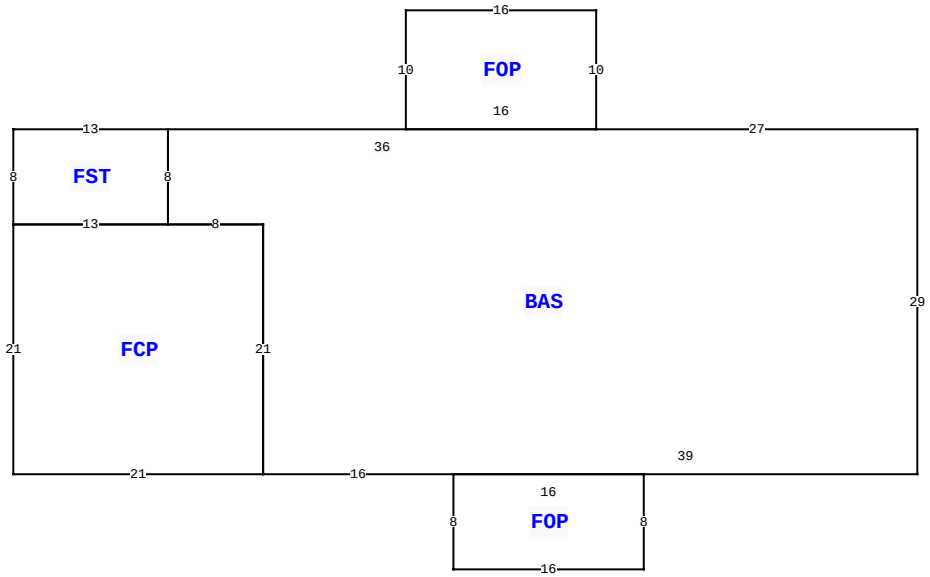
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100		1,659	132,616
FCP	441	25		110	8,793
FOP	128	30		38	3,037
FOP	160	30		48	3,837
FST	104	55		57	4,557
TOTALS	2,492			1,912	152,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	109.8040	122.98	235,138	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1659 HX Base Yr 2007



2405 SW LITTLE RD, 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		152,840
TOTAL MARKET OB/XF VALUE		1,532
TOTAL LAND VALUE - MARKET		30,960
TOTAL MARKET VALUE		185,332
SOH/AGL Deduction		60,559
ASSESSED VALUE		124,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,051
TOTAL JUST VALUE		185,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043280	Roof Replacement	15,627	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/651	4/26/2016	QC	U	I	11	100
GRANTOR: SHAHEEN MICHAEL P						
GRANTEE: SHAHEEN ANGELA M NK						
1193/1861	4/29/2010	FJ	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ANGELA & MICHAEL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N10 W16 S10 E16$ W36 FST= W13 S8 E13 N8$ S8 FCP= W13 S21 E21 N21 W8$ E8 S21 E16FOP= S8 E16 N8 W16$E39 N29$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,032	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,532

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	1.72	AC		1.00	1.00	1.00	18,000.00	18,000.00	30,960							

REVIEW DATE 05/02/2022 BY JS Total Acres: 1.72 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/07/2025 BY SYS