S DIV: 90 FT N & S BY 62 FT E & BLOCK 318.

SHA PROPERTIES, LLC
417 SW COTTAGE LN
LAKE CITY, FL 32024

2026

00-00-00-14101-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	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	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	38,016
TOTAL MARKET VALUE	38,816
SOH/AGL Deduction	3,722
ASSESSED VALUE	35,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,094
TOTAL JUST VALUE	38,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2481	8/21/2024	WD	Q	I	05	875,000
GRANTOR: FOREMAN RONALD R LIVI						
GRANTEE: SHA PROPERTIES, LLC						
1481/332	12/14/2022	WD	U	I	11	100
GRANTOR: FOREMAN RONALD R						
GRANTEE: FOREMAN RONALD R LI						

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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

TOTAL OB/XF 800

LAND DESCRIPTION

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	1001	C	MISC COMMERC	0		00	90.00	64.00	5,760.00	SF		1.00	1.00	1.20	5.50	6.60	38,016							

REVIEW DATE 03/04/2026 BY JB Total Acres: 0.13 Total Land Value: 38,016 Market: 0 Agricultural: 0 Common: 38,016 PRINTED 06/22/2026 BY SYS