S DIV: ALL BLOCK 321.

645-788, 670-744, WD 1481-332, W

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

2026

00-00-00-14104-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

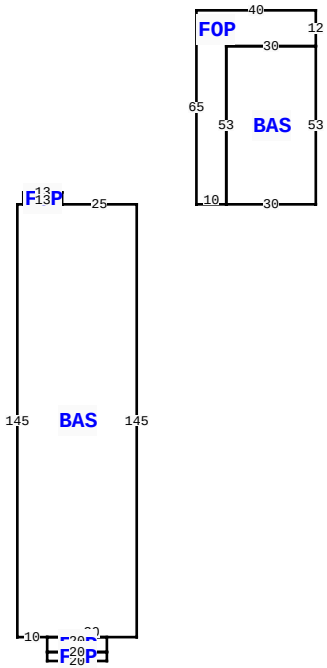
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		29 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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
BAS	1,590	100		1,590	92,104
BAS	5,800	100		5,800	335,977
FOP	52	30		16	927
FOP	60	30		18	1,043
FOP	100	30		30	1,738
FOP	1,010	30		303	17,552
TOTALS	8,612			7,757	449,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,757	91.7400	75.23	583,559	1976	2005	0	0	0	23.00	77.00

1 OFFICE MED 0% - 2025 Heated Area: 7390 HX Base Yr



763 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	449,340
TOTAL MARKET OB/XF VALUE	9,486
TOTAL LAND VALUE - MARKET	85,680
TOTAL MARKET VALUE	544,506
SOH/AGL Deduction	0
ASSESSED VALUE	544,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,506
TOTAL JUST VALUE	544,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,688

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

BAS= W25 FOP= N4 W13 S4 E13$ W15 S145 E10 FOP= S5 FOP= S3 E20 N3 W20$ E20 N5 W20$ E30N145$ PTR=E30 BAS= E30 N53 FOP= N12 W40 S65 E10 N53 E30$ W30 S53$ W30$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0260	PAVEMENT-A	0	0	40	52	2,080.00	UT	0.90	0.90	100	0	0	3	100	1,872	
4	0260	PAVEMENT-A	0	0	10	30	300.00	UT	0.90	0.90	100	0	0	3	100	270	
5	0260	PAVEMENT-A	0	0	54	70	3,780.00	UT	0.72	0.72	100	0	0	3	100	2,722	
6	0260	PAVEMENT-A	0	0	54	70	3,780.00	UT	0.72	0.72	100	0	0	3	100	2,722	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,486

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	1910	C	MEDIC OFF	0		00	340.00	56.00	19,040.00	SF		1.00	1.00	1.00	4.50	4.50	85,680							

REVIEW DATE 03/04/2026 BY JB Total Acres: 0.44 Total Land Value: 85,680 Market: 0 Agricultural: 0 Common: 85,680 PRINTED 05/08/2026 BY SYS