

COMM SE COR OF NW1/4, RUN W  
210 FT FOR POB, CONT W 210 FT,  
N 210 FT, E 210 FT, S 210 FT

SHAHEEN JOEL B/SHAHEEN CHARLENE  
160 SW FREEMAN GLN  
LAKE CITY, FL 32024

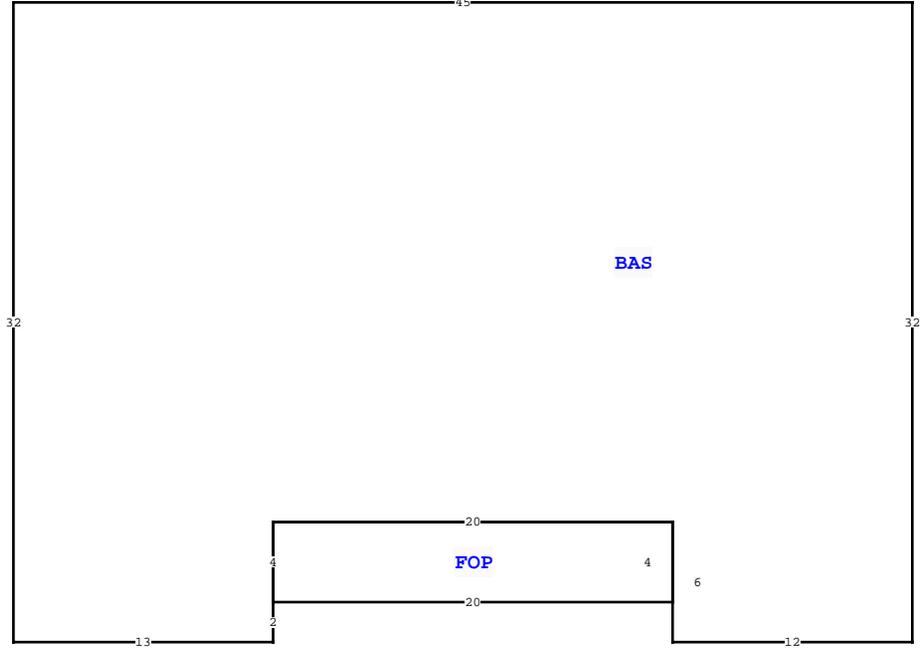
2026

01-5S-16-03390-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,320	100	
FOP	80	30	
TOTALS	1,400		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	- 2011									
				Heated Area:	1320			HX Base Yr	2011			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	151,985			
TOTAL MARKET OB/XF VALUE	19,478			
TOTAL LAND VALUE - MARKET	23,000			
TOTAL MARKET VALUE	194,463			
SOH/AGL Deduction	54,338			
ASSESSED VALUE	140,125			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	88,714			
TOTAL JUST VALUE	194,463			
NCON VALUE	12,960			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	179,586			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051926	Storage Building	8,500	12/26/2024
000051537	Roof Replacement	5,000	11/15/2024
28293	SFR	419	12/21/2009
13039	M H	125	09/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1194/0754	5/11/2010	WD	Q	I	01	142,000
GRANTOR: PAUL PHINNEY						
GRANTEE: JOEL B & CHARLENE S						
1184/1534	11/20/2009	WD	U	I	12	25,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: PAUL PHINNEY						

EXTRA FEATURES																
L N	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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	100	1998	1998	3	100	720	
2	0040	BARN, POLE	0	100	15	88	1,320.00	UT	2.50	50	1998	1998	3	50	1,650	
3	0166	CONC, PAVMT	0	100	0	0	774.00	UT	2.00	100	2010	2010	3	100	1,548	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	600	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,000	
6	0030	BARN, MT	0	100	24	30	720.00	UT	18.00	100	2026	2025		100	12,960	

TOTAL OB/XF													19,478											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BAS= W45 S32 E13 N2 FOP= E20 N4 W20 S4\$ N4 E20 S6 E12 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							