

THE W 208 FT OF THE FOLLOWING:
 COMM NW COR OF NW1/4 OF SE1/4,
 RUN S 44 FT TO S R/W LITTLE

SHAHEEN NATHAN D/SHAHEEN RACHEL
 1514 SW LITTLE RD
 LAKE CITY, FL 32024

2026

01-5S-16-03405-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 80	
Exterior Wall	31	VINYL SID 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
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	100	100	
BAS	500	100	
BAS	1,215	100	
FOP	60	30	
PTO	240	5	
TOTALS	2,115		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2010									
				Heated Area: 1815				HX Base Yr 2010				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,857
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			219,857
SOH/AGL Deduction			72,689
ASSESSED VALUE			147,168
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			95,757
TOTAL JUST VALUE			219,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,531
SALE:1:1: 1 ACRE & NEW HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11931	ADDN SFR	115	12/06/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / SALE PRICE
1119/0352	5/11/2007	WD Q	I 194,500
GRANTOR: MARK & ELIZABETH A CO			
1032/1995	12/07/2004	WD Q	I 126,500
GRANTOR: EVERGREEN ENTERPRISES			
GRANTEE: MARK A & ELIZABETH			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W17 BAS= N10 W10 S10 E10\$ W28 S27 E15 FOP= S4 E15N4 W15\$ E30 N7 PTO= E12 N20 W12 S20\$ N20\$ BAS= N20 W30 S20 E3 N10 E10 S10 E17 \$.			

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
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1997	1997

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	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000								