

BEG NE COR OF W1/2 OF NE1/4 OF N 499.63 FT, W 177.29 FT, N 485.08 TO POB. ALSO THE W 4 AC OF E1/2

SHAHEEN CHRISTOPHER A/NOVOA MARY CARMEN GUTIERREZ
489 SW DOCKERY LN
LAKE CITY, FL 32024

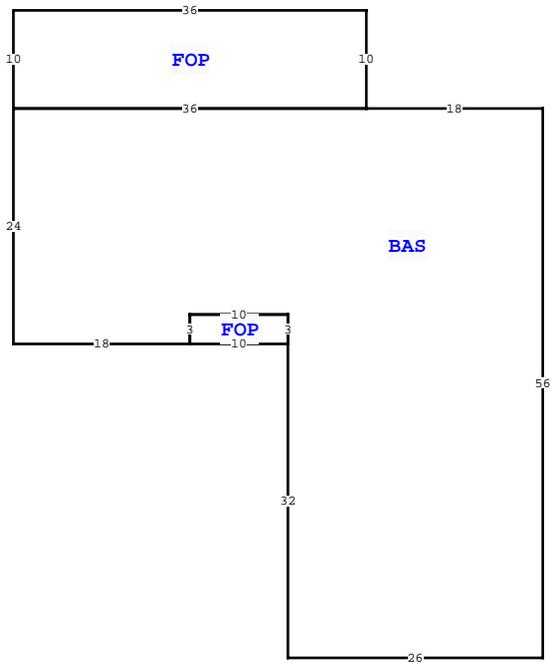
2026

03-5S-16-03463-003



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG. | 80 |
| Exterior Wall | 21 | STONE | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 11 | CLAY TILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 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 | 06 | 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 3516.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,098 | 100 | |
| FOP | 30 | 30 | |
| FOP | 360 | 30 | |
| TOTALS | 2,488 | | |

| 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% - 0 | | | | | | | | | | Heated Area: 2098 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|------------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 188,492 | | | |
| TOTAL MARKET OB/XF VALUE | 12,338 | | | |
| TOTAL LAND VALUE - MARKET | 69,000 | | | |
| TOTAL MARKET VALUE | 269,830 | | | |
| SOH/AGL Deduction | 99,292 | | | |
| ASSESSED VALUE | 170,538 | | | |
| TOTAL EXEMPTION VALUE | HX HB SX 101,411 | | | |
| BASE TAXABLE VALUE | 69,127 | | | |
| TOTAL JUST VALUE | 269,830 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 266,830 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1453/1704 | 12/01/2021 | WD | U | I | 11 | 100 |
| GRANTOR: SHAHEEN CHRISTOPHER | | | | | | |
| GRANTEE: SHAHEEN CHRISTOPHER | | | | | | |
| 0735/0109 | 11/01/1990 | WD | Q | I | 06 | 104,900 |
| GRANTOR: RUSSELL CUNNINGHAM | | | | | | |
| GRANTEE: CHRISTOPHER SHAHEEN | | | | | | |

| EXTRA FEATURES | | 489 SW DOCKERY LN, LAKE CITY | | | | | | | | | | | | | | |
|----------------|------------|------------------------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 8 | UT | 3.52 | 3.52 | 100 | 0 | 0 | 3 | 100 | 338 | |
| 3 | 0030 | BARN, MT | 0 | 0 | 30 | 40 | UT | 9.00 | 9.00 | 100 | 0 | 0 | 3 | 100 | 10,800 | |

| LAND DESCRIPTION | | TOTAL OB/XF 12,338 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 69,000 | | | | | | | |