

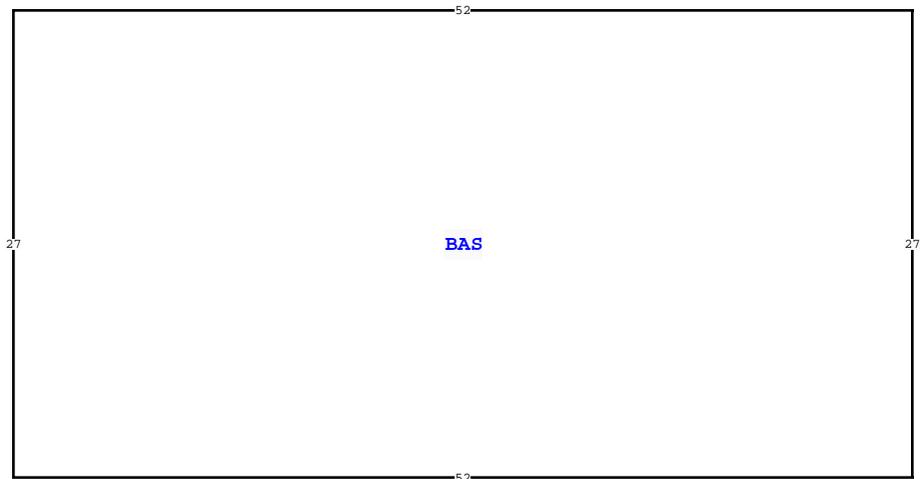
LOT 9 COLUMBIA MEADOWS S/D.
860-2390, 967-1121, WD 1261-337,

SHAHEEN JONATHAN D
463 SW MEADOW TER
LAKE CITY, FL 32024

2026

11-5S-16-03564-109


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	14	CARPET	90			
Interior Floor	08	SHT VINYL	10			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Architectual Units	01	CONV	100	0	100	
Quality	05	05				
DOR CODE	0200	MOBILE HOME				
MAP NUM		MKT AREA		01		
NEIGHBORHOOD/LOC	11516.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,404	100		1,404	84,432	
TOTALS	1,404			1,404	84,432	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 0								
					Heated Area: 1404			HX Base Yr				
												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		84,432	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		147,732	
SOH/AGL Deduction		37,996	
ASSESSED VALUE		109,736	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		109,736	
TOTAL JUST VALUE		147,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,979	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27211	M H	445	07/29/2008
18980	M H	125	11/21/2001
9267	M H	125	01/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/2007	1/19/2016	WD Q	I	01		68,000
GRANTOR: CCC MANAGEMENT LLC						
GRANTEE: JONATHAN D SHAHEEN						
1307/1426	1/08/2016	WD Q	I	01		55,000
GRANTOR: MATTHEW R & LAYNI B S						
GRANTEE: CCC MANAGEMENT LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W52 S27 E52 N27\$.	

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	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,300																

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							