LOT 9 COLUMBIA MEADOWS S/D.

860-2390, 967-1121, WD 1261-337,

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

2027

11-5S-16-03564-109

BUILDING CHARACTERISTICS

ELEMENT	CD	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 Floo	14	CARPET 90
Interior Floo	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	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

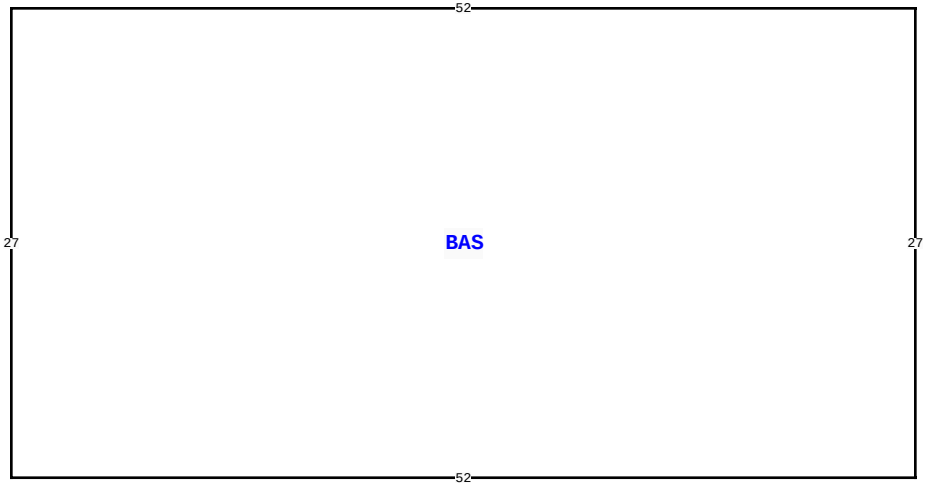
NEIGHBORHOOD/LOC 11516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	81,799
TOTALS	1,404			1,404	81,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	105.93	148,726	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr



158 SW QUIET CT, LAKE CITY

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

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	0190	FPLC PF	0	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	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,799
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	145,099
SOH/AGL Deduction	24,389
ASSESSED VALUE	120,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,710
TOTAL JUST VALUE	145,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,979

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	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							

REVIEW DATE 09/18/2019 BY BC Total Acres: 4.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS