

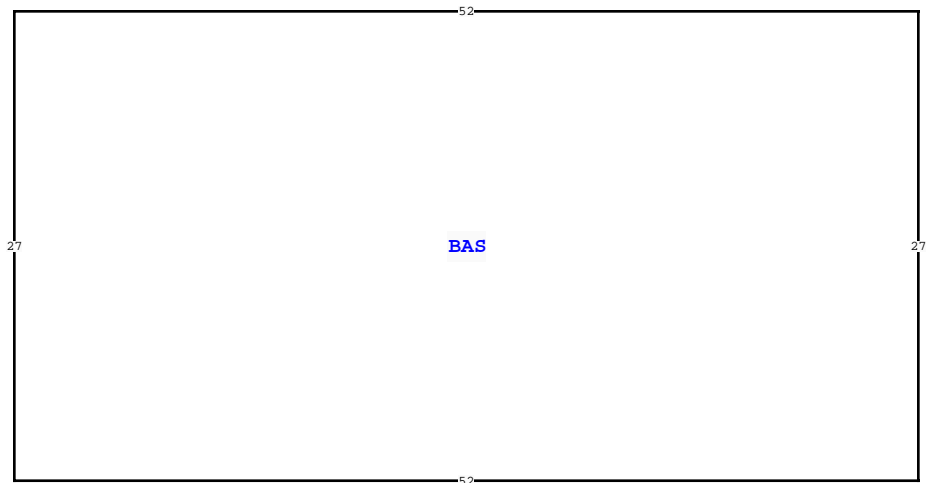
LOT 9 COLUMBIA MEADOWS S/D.
860-2390, 967-1121, WD 1261-337,

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

2026

11-5S-16-03564-109


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
3	100		
2	100		
1.	1. 100		
01	CONV 100		
0	100		
05	05		
0200	MOBILE HOME		
01			
11516.010	1.00/		
BAS	1,404	100	
			1,404
			82,679
TOTALS	1,404		1,404
			82,679

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	107.07	150,326	1999	1999	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr												
												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,404	100		1,404	82,679							
TOTALS	1,404			1,404	82,679							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,679
TOTAL MARKET OB/XF VALUE			8,300
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			145,979
SOH/AGL Deduction			36,243
ASSESSED VALUE			109,736
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			109,736
TOTAL JUST VALUE			145,979
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	Q	I	01	68,000
GRANTOR: CCC MANAGEMENT LLC						
GRANTEE: JONATHAN D SHAHEEN						
1307/1426	1/08/2016	WD Q	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\$.	

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	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							