W1/2 OF LOT 16 CANNON CREEK
ESTATES S/D UNIT 1.
ORB 710-502, 767-1117, 790-439

LINDER SHANNA
458 SW LOCKHEED LN
LAKE CITY, FL 32025

2027

12-4S-16-02935-116

BUILDING CHARACTERISTICS

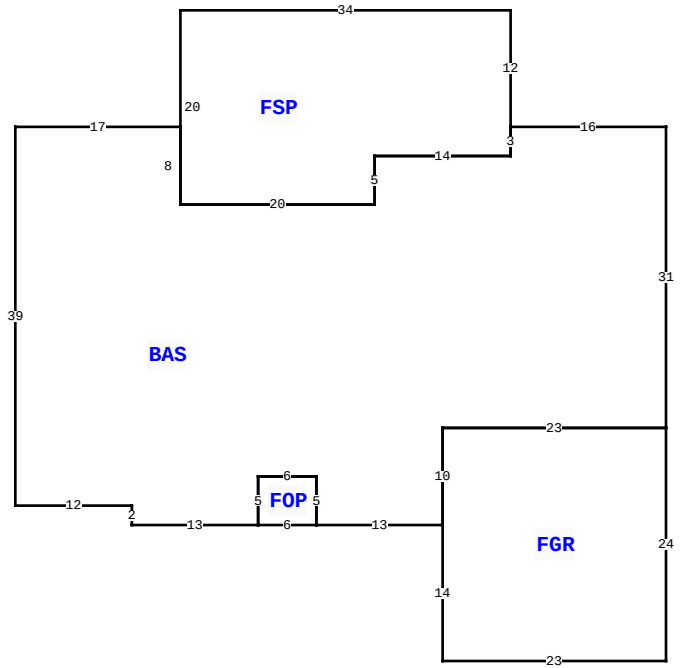
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100		2,261	165,600
FGR	552	55		304	22,266
FOP	30	30		9	659
FSP	610	40		244	17,871
TOTALS	3,453			2,818	206,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,818	102.4320	112.68	317,532	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2261 HX Base Yr 2015



458 SW LOCKHEED LN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,396
TOTAL MARKET OB/XF VALUE		5,902
TOTAL LAND VALUE - MARKET		67,600
TOTAL MARKET VALUE		279,898
SOH/AGL Deduction		51,384
ASSESSED VALUE		228,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,103
TOTAL JUST VALUE		279,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,635

LAND:1:1: W 1/2 LOT 16

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28494	MAINT/ALTR	50	04/16/2010
8348	SFR	360	05/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/2726	10/09/2014	WD	Q	I	01	186,500
GRANTOR: LINDA C SHAHEEN-FOSTE						
GRANTEE: SHANNA LINDER						
0881/1447	5/28/1999	WD	Q	I		159,500
GRANTOR: S WILSON (FKA S BRIGH						
GRANTEE: LINDA SHEEHAN-FOSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W34 S20 E20 N5 E14 N3$ S3 W14 S5 W20 N8 W17 S39 E12 S2 E13 FOP= E6N5 W6 S5$ N5 E6 S5 E13 FGR= S14 E23N24 W23 S10 $ N10 E23 N31$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	420.00	UT	1.50	1.50	100	0	0	3	100	630	
3	0166	CONC,PAVMT	0	100	23	17	391.00	UT	2.00	2.00	100	1994	1994	3	100	782	
4	0294	SHED WOOD/	0	100	10	14	140.00	UT	7.50	7.50	100	1994	1994	3	100	1,050	
5	0258	PATIO	0	100	8	10	80.00	UT	3.00	3.00	100	2009	2009	3	100	240	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,902

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	0100	C	SFR	100		RSF-1	0.00	0.00	2.60	AC		1.00	1.00	1.00	26,000.00	26,000.00	67,600							

REVIEW DATE 11/03/2023 BY KS Total Acres: 2.60 Total Land Value: 67,600 Market: 0 Agricultural: 0 Common: 67,600 PRINTED 11/17/2026 BY SYS