

COMM SW COR SEC, RUN N 881.08
 FT, RUN E 874.15 FT FOR POB,
 RUN N 174.25 FT, E 423.19 FT,

SHAHEEN RACHEL A
 1514 SW LITTLE RD
 LAKE CITY, FL 32024

2026

12-5S-15-00447-201


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 27,040 TOTAL MARKET VALUE 27,040 SOH/AGL Deduction 2,501 ASSESSED VALUE 24,539 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,539 TOTAL JUST VALUE 27,040 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,350											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1153/0942 6/23/2008 WD Q V 01 100 GRANTOR: LAWRENCE COOK GRANTEE: RACHEL A SHAHEEN 0903/2235 6/05/2000 WD Q V 27,000 GRANTOR: RICHARD J SMITH GRANTEE: LAWRENCE & GAY COOK											
																				SALE:1:1: LOT 1 PINE RIDGE ACRES UNR											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				BLD DATE XF DATE INC DATE											
																				LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
TOTALS																															
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,040														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 1.69 Total Land Value: 27,040 Market: 0 Agricultural: 0 Common: 27,040 PRINTED 06/23/2026 BY SYS																															