

LOTS 24 & 25 BLOCK C SUWANNEE
 VALLEY ESTATES S/D.
 ORB 1046-1624, WD 1315-2196

SHALLAR LARRY III
 142 NW ABIGAIL LANE
 LAKE CITY, FL 32055

2026

22-2S-16-01718-024


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	03
NEIGHBORHOOD/LOC	22216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,250	100	
FOP	125	30	
TOTALS	1,375		
			1,288
			144,720

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2017		Heated Area: 1250					HX Base Yr	2017	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		144,720		
TOTAL MARKET OB/XF VALUE		7,390		
TOTAL LAND VALUE - MARKET		21,600		
TOTAL MARKET VALUE		173,710		
SOH/AGL Deduction		56,856		
ASSESSED VALUE		116,854		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		65,443		
TOTAL JUST VALUE		173,710		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		170,242		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31712	MAINT/ALTR	25	01/28/2014
23249	SFR	352	06/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2196	5/25/2016	WD	Q	I	01	99,000
GRANTOR: MARY H CUNEO						
GRANTEE: LARRY SHALLAR 111						
1046/1624	5/18/2005	WD	Q	V		19,900
GRANTOR: ARSDALL						
GRANTEE: CUSHAM & CUNEO						

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	0130	CLFENCE	5	0	100	0	0	140.00	UT	8.50	100	2008	2008	3	100	1,190	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	5,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

TOTAL OB/XF													7,390											
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W50 S25 E12 FOP= S5 E25 N5 W25\$ E38 N25\$.												

LAND DESCRIPTION													TOTAL OB/XF					7,390						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600							