LOT 4 BRIARWOOD.

WD 1278-2647, DC 1350-1159, PB 1

SHAHEEN TIMOTHY M/SHAHEEN SHERRY L
P O BOX 1171
LAKE CITY, FL 32056

2027

31-4S-17-08920-104

BUILDING CHARACTERISTICS

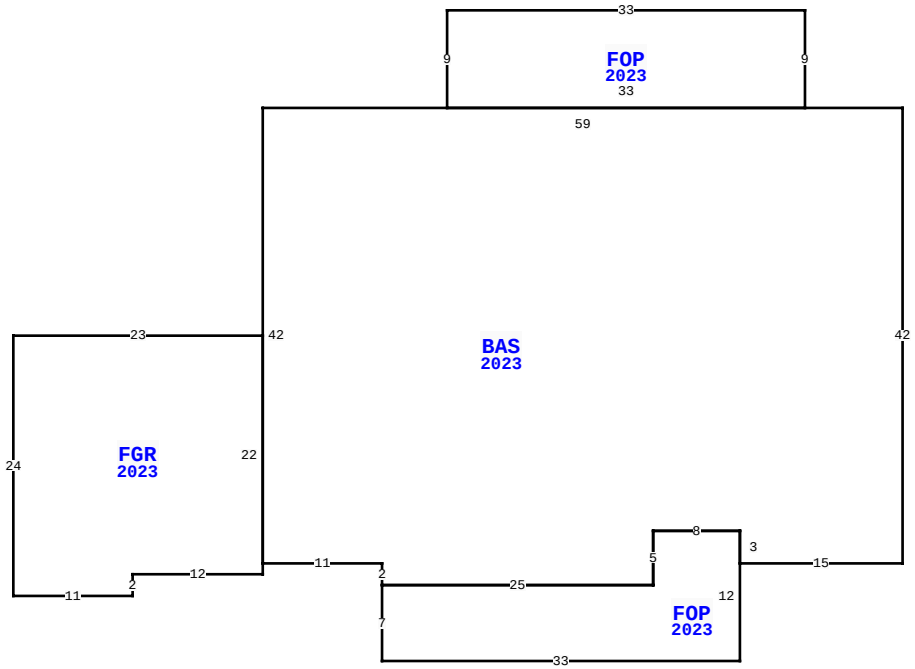
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2023	2,504	330,692
FGR	528	55	2023	290	38,299
FOP	271	30	2023	81	10,697
FOP	297	30	2023	89	11,753
TOTALS	3,600			2,964	391,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,964	123.7720	136.15	403,549	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2504 HX Base Yr 2024



334 SW PADDOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,443
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		446,823
SOH/AGL Deduction		0
ASSESSED VALUE		446,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,412
TOTAL JUST VALUE		446,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,924

LAND:1:1: 4.27 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048455	Swimming Pool and	60,880	10/20/2023
000042842	New Residential C	200,000	09/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1313	7/01/2021	WD	U	V	30	100
GRANTOR: SHAHEEN TIMOTHY M						
GRANTEE: SHAHEEN MICHAEL						
1436/2790	3/29/2021	WD	U	V	11	100
GRANTOR: PFS SOLUTIONS INC						
GRANTEE: SHAHEEN TIMOTHY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=9,-19] W59 S42 E11 S2 E25 N5 E8 S3 E15 N42 $
FGR=[YR=2023;ORIG=-50,2] W23 S24 E11 N2 E12 N22 $
FOP=[YR=2023;ORIG=-33,-28] E33 S9 W33 N9 $
FOP=[YR=2023;ORIG=-6,20] W8 S5 W25 S7 E33 N12 $
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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	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	

TOTAL OB/XF 2,880

LAND DESCRIPTION

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 12/22/2022 BY HC Total Acres: 4.27 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS