COMM SW COR OF NE1/4 OF SW1/4,
RUN N 210 FT FOR POB, CONT N
117 FT, E 204.75 FT, S 100.10

HESHMAT SHAHRAM
7008 NW 50TH TER
GAINESVILLE, FL 32653

2027

34-3S-17-06971-000

BUILDING CHARACTERISTICS

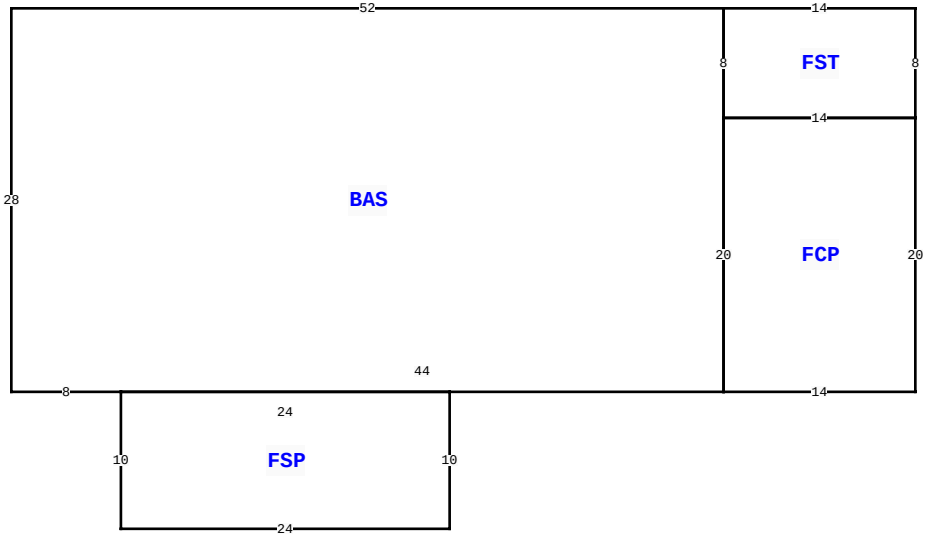
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	99,627
FCP	280	25		70	4,790
FSP	240	40		96	6,569
FST	112	55		62	4,243
TOTALS	2,088			1,684	115,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	95.6970	105.27	177,275	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr



339 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0297	SHED CONCR	0	0	12	21	1.00	UT	0.00	0.00	100	0	0	3	100	740	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,229
TOTAL MARKET OB/XF VALUE	2,190
TOTAL LAND VALUE - MARKET	10,483
TOTAL MARKET VALUE	127,902
SOH/AGL Deduction	0
ASSESSED VALUE	127,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,902
TOTAL JUST VALUE	127,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15609	REMODEL	90	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/1415	6/20/2014	WD	U	I	12	37,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SHAHRAM HESHMAT						
1271/2277	3/12/2014	CT	U	I	18	0
GRANTOR: CLERK OF COURT (P'NEA						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E8 FSP= S10 E24N10 W24$ E44 FCP= E14 N20 W14S20$ N20 FST= E14 N8 W14 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 2,190

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	0		00	0.00	0.00	0.56	AC		1.00	1.00	1.44	13,000.00	18,720.00	10,483							

REVIEW DATE 01/23/2017 BY DF Total Acres: 0.56 Total Land Value: 10,483 Market: 0 Agricultural: 0 Common: 10,483 PRINTED 11/16/2026 BY SYS