

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

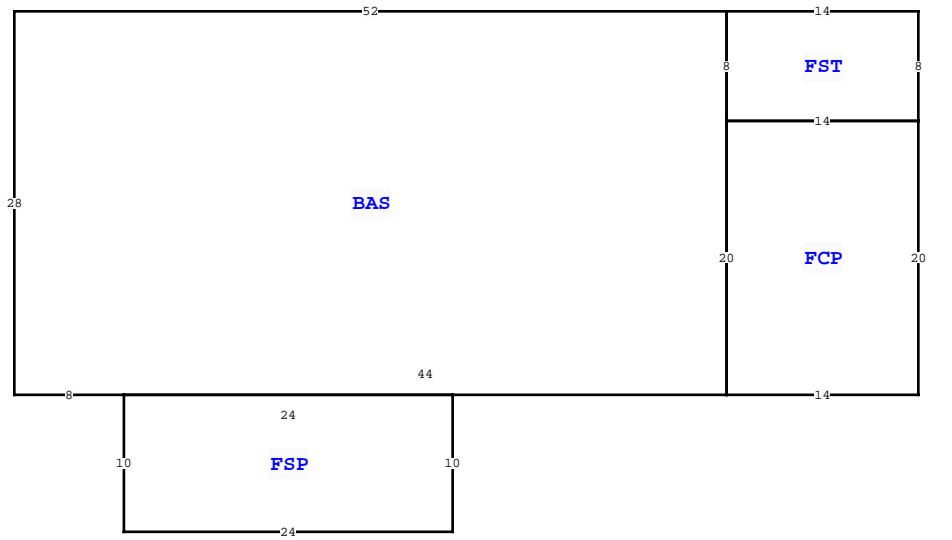
2026

34-3S-17-06971-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,456	100	
FCP	280	25	
FSP	240	40	
FST	112	55	
TOTALS	2,088		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0	107.18	180,491	1972	1972	0	0	35.00	65.00

Heated Area: 1456 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		117,319	
TOTAL MARKET OB/XF VALUE		2,190	
TOTAL LAND VALUE - MARKET		10,483	
TOTAL MARKET VALUE		129,992	
SOH/AGL Deduction		0	
ASSESSED VALUE		129,992	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		129,992	
TOTAL JUST VALUE		129,992	
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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	0297	SHED CONCR	0	0	12	21	1.00	UT	0.00	0.00	100

TOTAL OB/XF												2,190			
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT				
1	0100	C SFR	0		00	0.00	0.00	0.56	AC		1.00				

BUILDING NOTES											
339 SE LLEWELLYN AVE, LAKE CITY											

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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							