0.5 ACRE IN SW COR OF LOT 8 IN
NE1/4 OF SW1/4 N OF BAYA AVE
RUNNING 210 FT E & W BY 105 FT

HESHMAT SHAHRAM
355 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2026

34-3S-17-06973-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,614
TOTAL MARKET VALUE	2,614
SOH/AGL Deduction	1,176
ASSESSED VALUE	1,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,438
TOTAL JUST VALUE	2,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,307

LAND:1:1: .03 ACRES

SALE:1:1: 2 PARCELS \ 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0872/0417	12/29/1998	WD	Q	I		93,000
GRANTOR: FISHER						
GRANTEE: HESHMAT (SALE INCL						
0648/0136	3/28/1988	WD	U	V	09	85,000
GRANTOR: ANDREWS ENTERPRISES						
GRANTEE: FISHER ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	1,306.80	SF		1.00	1.00	1.00	2.00	2.00	2,614							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.03 Total Land Value: 2,614 Market: 0 Agricultural: 0 Common: 2,614 PRINTED 06/19/2026 BY SYS