

COMM SW COR OF LOT 8, RUN N  
105 FT FOR POB, RUN E 210 FT,  
N 105 FT, W 210 FT, S 105 FT

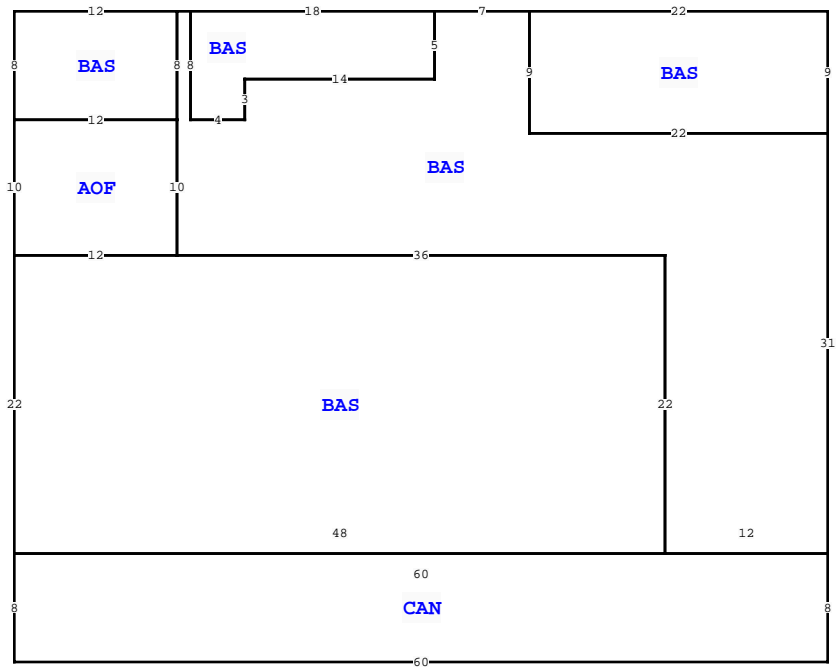
HESHMAT SHAHRAM  
355 SE LLEWELLYN AVE  
LAKE CITY, FL 32025

**2026**

34-3S-17-06974-000  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floor	10	TERRAZZO	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	120	110	
BAS	96	100	
BAS	102	100	
BAS	198	100	
BAS	828	100	
BAS	1,056	100	
CAN	480	30	
TOTALS	2,880		2,556 77,089

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4301	04	2,556	83.7720	60.32	154,178	1977	1977	0	0	50.00	50.00
1 NBHD STORE 0% - 0 Heated Area: 2400 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			77,089
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			32,016
TOTAL MARKET VALUE			114,505
SOH/AGL Deduction			0
ASSESSED VALUE			114,505
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,505
TOTAL JUST VALUE			114,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,156

SALE:1:1: 2 PARCELS \ 1 DEED  
LAND:1:1: 0.49 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26900	MAINT/ALTR	95	04/03/2008

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: HESHMATROBERT J &						
0648/0136	3/28/1988	WD	U	I	09	85,000
GRANTOR: ANDREWS ENTERPRISES						
GRANTEE: FISHER ROBERT J &						

EXTRA FEATURES		355 SE LLEWELLYN AVE, LAKE CITY															
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

TOTAL OB/XF												5,400					
355 SE LLEWELLYN AVE, LAKE CITY																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W7 BAS= W18 S8 E4 N3 E14 N5\$ S5 W14 S3 W4 N8 W1 BAS= W12 S8 E12 N8\$ S8 AOF= W12 S10 E12 N10\$ S10 BAS= W12 S22 CAN= S8 E60 N8 W60\$ E48N22 W36\$ E36 S22 E12 N31 BAS= N9 W22 S9 E22\$ W22 N9\$.											

LAND DESCRIPTION												TOTAL OB/XF												5,400					
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	1100	C	STORE 1FLR	0		ILW	0.00	0.00	21,344.00	SF		1.00	1.00	1.00	1.50	1.50	32,016												