

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



ELEMENT	CD	CONSTRUCTION
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

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	63.67	162,741	1977	1977	0	0	50.00	50.00

1 NBHD STORE 0% - 0 Heated Area: 2400 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			81,370
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			28,814
TOTAL MARKET VALUE			115,584
SOH/AGL Deduction			0
ASSESSED VALUE			115,584
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			115,584
TOTAL JUST VALUE			115,584
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

QUALITY	CD
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	110		132	4,202
BAS	96	100		96	3,056
BAS	102	100		102	3,247
BAS	198	100		198	6,304
BAS	828	100		828	26,360
BAS	1,056	100		1,056	33,618
CAN	480	30		144	4,584
TOTALS	2,880			2,556	81,370

355 SE LLEWELLYN AVE, LAKE CITY

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

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 &						

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	

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														
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	1.35	1.35	28,814							