

COMM SW COR OF SW1/4 OF SW1/4, R
TO N R/W OF LITTLE RD, RUN E 318
POB, N 233.03 FT, E 323.26 FT, S

DISOSWAY ANGELA M
2405 SW LITTLE RD
LAKE CITY, FL 32024

2026

36-4S-16-03321-000
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
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	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		01 NONE 100
Stories		1. 1. 100
Architectual		05 CONV 100
Units		0 100
Condition Adj		03 03 100
Kitchen Adjus		01 01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,912	109.8040	122.98	235,138	1977	1977	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1659 HX Base Yr 2007

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	36416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100		1,659	132,616
FCP	441	25		110	8,793
FOP	128	30		38	3,037
FOP	160	30		48	3,837
FST	104	55		57	4,557
TOTALS	2,492			1,912	152,840

EXTRA FEATURES												2405 SW LITTLE RD, LAKE CITY											
L	OB/XF	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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,032							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,840
TOTAL MARKET OB/XF VALUE			1,032
TOTAL LAND VALUE - MARKET			34,400
TOTAL MARKET VALUE			188,272
SOH/AGL Deduction			64,189
ASSESSED VALUE			124,083
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			72,672
TOTAL JUST VALUE			188,272
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043280	Roof Replacement	15,627	12/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1453/651	4/26/2016	QC	U	I	11	100	

GRANTOR: SHAHEEN MICHAEL P
GRANTEE: SHAHEEN ANGELA M NK
1193/1861 4/29/2010 FJ U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: ANGELA & MICHAEL P

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W27 FOP= N10 W16 S10 E16\$ W36 FST= W13 S8 E13 N8\$ S8 FCP= W13 S21 E21 N21 W8\$ E8 S21 E16FOP= S8 E16 N8 W16\$E39 N29\$.											

LAND DESCRIPTION												TOTAL OB/XF 1,032													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100			A-1	0.00	0.00	1.72	AC		1.00	1.00	1.00	20,000.00	20,000.00	34,400							