

45

COLUMBIA COUNTY Property Appraiser

Parcel 01-5S-16-03390-013

Owners

SHAHEEN JOEL B
SHAHEEN CHARLENE
160 SW FREEMAN GLN
LAKE CITY, FL 32024

Parcel Summary

Location	160 SW FREEMAN GLN
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Section	01
Township	5S
Range	16
Acreage	1.0000
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM SE COR OF NW1/4, RUN W
210 FT FOR POB, CONT W 210 FT,
N 210 FT, E 210 FT, S 210 FT
TO POB.

ORB 832-1554, CORR WD 1070-2682,
WD 1070-2684, WD 1165-894, CT 1180-970
WD 1184-1534 & WD 1194-754



Working Values

	2025
Total Building	\$143,284
Total Extra Features	\$6,518
Total Market Land	\$22,000
Total Ag Land	\$0
Total Market	\$171,802
Total Assessed	\$123,942
Total Exempt	\$50,000
Total Taxable	\$73,942
SOH Diff	\$47,860

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$143,284	\$132,500	\$115,860	\$108,695	\$91,346	\$85,134	\$78,767
Total Extra Features	\$6,518	\$6,518	\$6,518	\$6,518	\$6,518	\$4,518	\$4,518
Total Market Land	\$22,000	\$22,000	\$22,000	\$18,990	\$18,975	\$18,975	\$18,975
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$171,802	\$161,018	\$144,378	\$134,203	\$116,839	\$108,627	\$102,260
Total Assessed	\$120,332	\$116,827	\$113,424	\$110,120	\$108,600	\$104,203	\$102,260
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$70,332	\$66,827	\$63,424	\$60,120	\$58,600	\$54,203	\$52,260
SOH Diff	\$51,470	\$44,191	\$30,954	\$24,083	\$8,239	\$4,424	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1194/0754	2010-05-11	Q	01	WARRANTY DEED	Improved	\$142,000	Grantor: PAUL PHINNEY Grantee: JOEL B & CHARLENE SHAHEEN