S DIV: LOT 4 & N1/2 LOT 5 BLK 6
ADD #3.

WRIGHT SHELBY
806 SW HELEN TER
LAKE CITY, FL 32025

2026

00-00-00-14042-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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
Quality	05	05

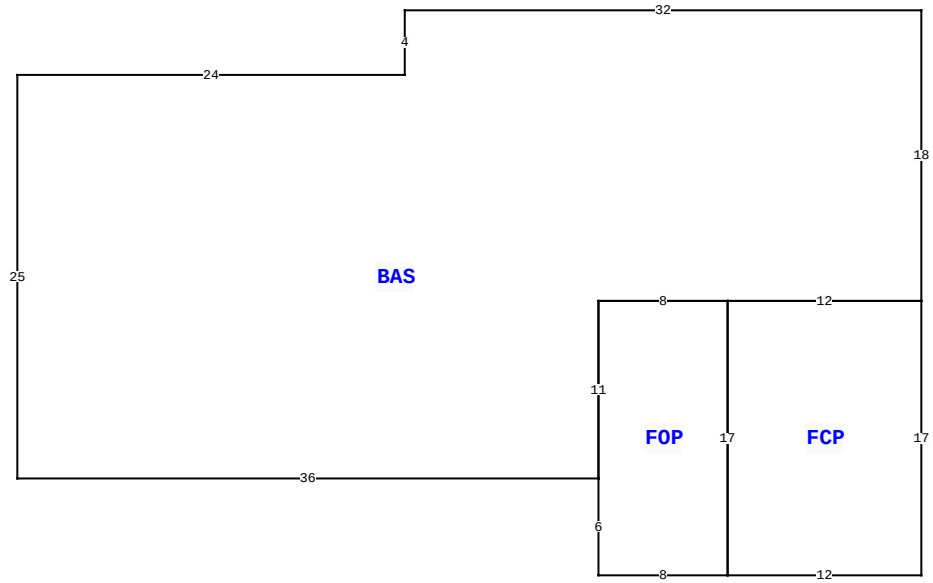
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.140	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100		1,308	105,697
FCP	204	25		51	4,121
FOP	136	30		41	3,313
TOTALS	1,648			1,400	113,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	111.0000	124.32	174,048	1952	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1308 HX Base Yr 2024



806 SW HELEN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		113,131
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		131,831
SOH/AGL Deduction		0
ASSESSED VALUE		131,831
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,109
TOTAL JUST VALUE		131,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046547	Electrical Servic	0	02/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/2734	2/28/2023	WD	Q	I	01	129,900
GRANTOR: GAY PATRICIA J						
GRANTEE: WRIGHT SHELBY						
1055/0291	8/12/2005	WD	Q	I		94,000
GRANTOR: KENNETH LOUIS BAAS						
GRANTEE: PATRICIA J GAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S4 W24 S25 E36 FOP= S6 E8 N17 W8 S11$ N11 E8FCP= S17 E12 N17 W12$ E12 N18$.

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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0100	C	SFR	100		RSF-2	95.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/05/2023 BY ME Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS