LOT 2 MAYFAIR S/D UNIT 5.
WD 1454-2699, WD 1490-515,

COON CHEYENNE/GREGORY SHELLEY
250 SW ZIERKE DR
LAKE CITY, FL 32024

2026

02-4S-16-02911-502

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

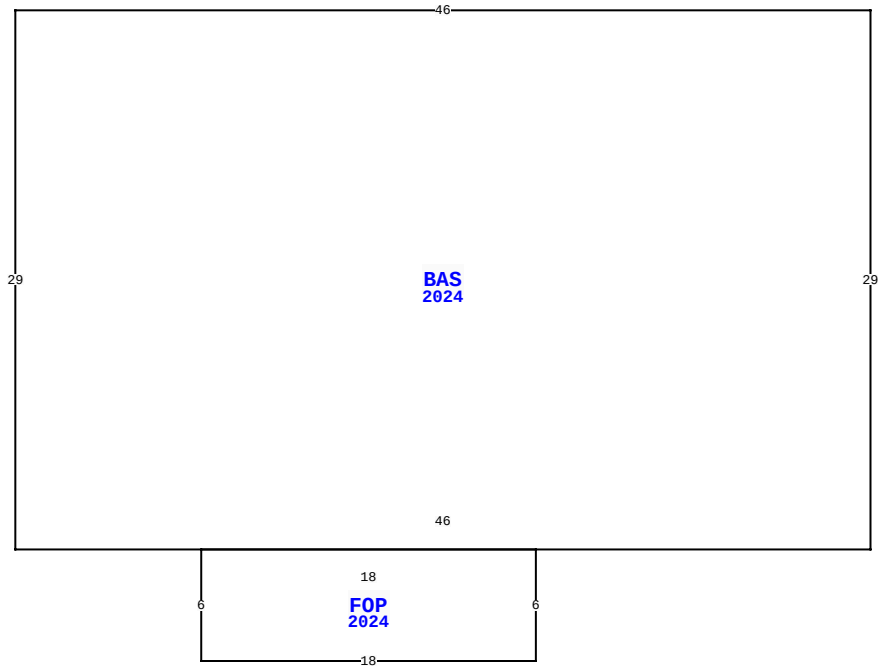
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.0500	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	2024	1,334	161,697
FOP	108	30	2024	32	3,879
TOTALS	1,442			1,366	165,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	111.0000	124.32	169,821	2023	2023	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 1334 HX Base Yr 2024



250 SW ZIERKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,575
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		204,075
SOH/AGL Deduction		122,602
ASSESSED VALUE		81,473
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,751
TOTAL JUST VALUE		204,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045225	New Residential C	120,000	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/515	5/08/2023	WD	Q	I	01	260,000
GRANTOR: MARTIN BEN						
GRANTEE: COON CHEYENNE						
1454/2699	12/15/2021	WD	Q	V	05	75,000
GRANTOR: GIEBEIG PETER W						
GRANTEE: MARTIN BEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,12] E46 S29 W46 N29 $
FOP=[YR=2024;ORIG=25,41] E18 S6 W18 N6 $
.

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	0060	CARPORT F	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/30/2024 BY HC Total Acres: 0.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS