COMM NE COR OF SE1/4 OF NE1/4, W
POB, S 228.26 FT TO N R/W SHADY
ALONG R/W 101.52 FT, N 228.19 FT

MORRELL LEROY J JR
435 SW SHADY LN
LAKE CITY, FL 32024

2026

05-4S-16-02773-033

BUILDING CHARACTERISTICS

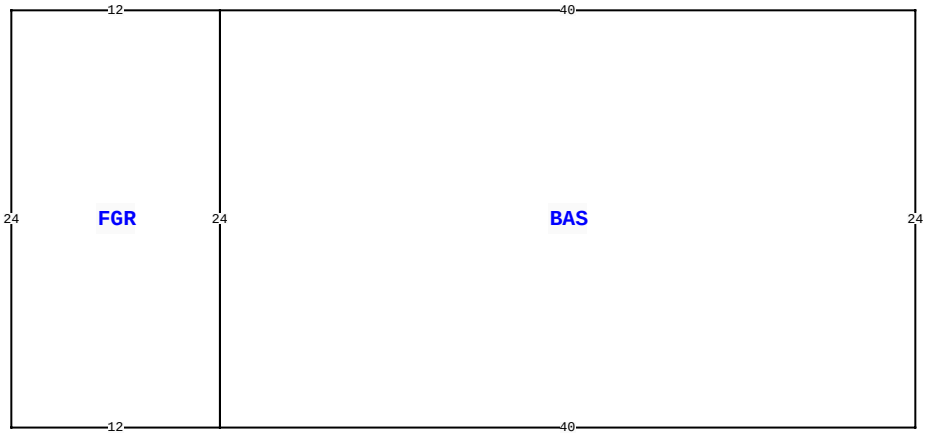
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	79,554
FGR	288	55		158	13,093
TOTALS	1,248			1,118	92,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,118	113.8320	127.49	142,534	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



435 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,647
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	11,686
TOTAL MARKET VALUE	105,633
SOH/AGL Deduction	0
ASSESSED VALUE	105,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,633
TOTAL JUST VALUE	105,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,633

SALE:4:1: NOT CONSISTENT WITH OTHER SALES.
SALE:3:1: .53 ACRES ;INCONSISTENT WITH OTHER SAL
SALE:2:1: .53 ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7964	REMODEL	20,000	01/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0736/0698	11/27/1990	WD	Q	I		40,200
GRANTOR: SHERRIE LINDSEY						
GRANTEE: LEROY MORRELL						
0687/0155	5/30/1989	WD	Q	V		5,300
GRANTOR: MCLEOD						
GRANTEE: LINDSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FGR= W12 S24 E12 N24$ S24 E40 N24$.

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	0166	CONC,PAVMT	0	0	9	40	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0		RSF/MM	101.00	228.00	0.53	AC		1.00	1.00	1.47	15,000.00	22,050.00	11,686							

REVIEW DATE 09/27/2023 BY KS Total Acres: 0.53 Total Land Value: 11,686 Market: 0 Agricultural: 0 Common: 11,686 PRINTED 11/07/2025 BY SYS