

LOT 23 ROLLING OAKS S/D.
728-124, 765-516, 842-1, 868-111

SHAFFER RONALD E/SHAFFER TANYA M
P O BOX 2241
LAKE CITY, FL 32056

2026

09-3S-16-02049-123



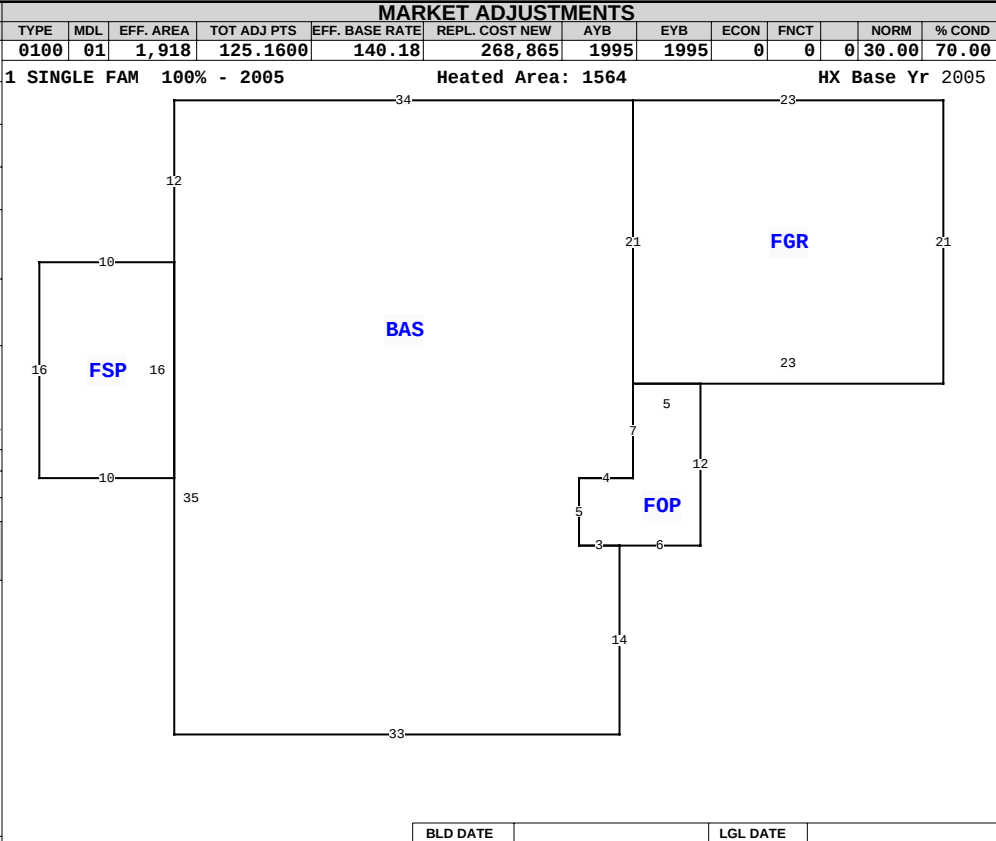
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100		1,564	153,469
FGR	483	55		266	26,102
FOP	80	30		24	2,355
FSP	160	40		64	6,280
TOTALS	2,287			1,918	188,206

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	541.00	UT	1.50
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
5	0166	CONC, PAVMT	0	100	0	0	2,600.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00



698 NW ARMADILLO LN, LAKE CITY					XF DATE INC DATE					LAND DATE AG DATE		04/07/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
541.00	UT	1.50	1.50	100	1995	1995	3	100	812				
1.00	UT	0.00	0.00	100	1996	1996	3	100	200				
1.00	UT	0.00	0.00	100	1996	1996	3	100	400				
1.00	UT	0.00	0.00	100	2008	2008	3	100	100				
2,600.00	UT	2.00	2.00	100	2013	2013	3	100	5,200				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		188,206			
TOTAL MARKET OB/XF VALUE		6,712			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		244,918			
SOH/AGL Deduction		68,019			
ASSESSED VALUE		176,899			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		126,177			
TOTAL JUST VALUE		244,918			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		247,606			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9860	SFR	250	06/21/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1029/1079	10/27/2004	WD	Q	I	
GRANTOR: MAXWELL					SALE PRICE
GRANTEE: SHAFFER					125,000
0868/1110	10/30/1998	WD	Q	I	
GRANTOR: FREDRICK					106,500
GRANTEE: MAXWELL					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W34 S12 FSP= W10 S16 E10 N16\$ S35 E33 N14 FOP= E6 N12 W5 S7 W4 S5 E3\$ W3 N5 E4 N7 FGR= E23 N21 W23 S21\$ N21\$.									