LOT 7 BLOCK C PARNELL HILLS S/D
754-263, 788-967, 876-1851, WD 1

SHAFFER STEVEN SCHUYLER/SHAFFER KINSEY ANNE
205 NW PILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02058-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

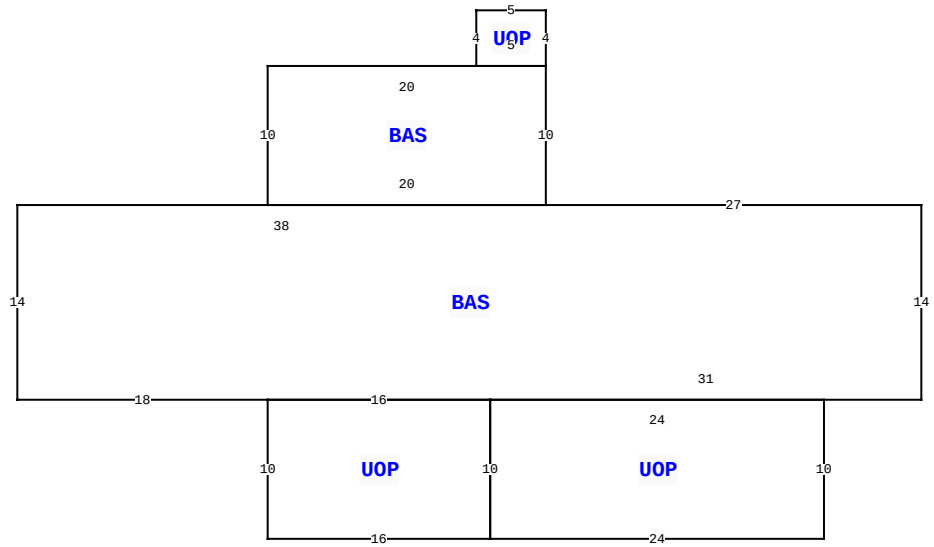
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	9,254
BAS	910	100		910	42,107
UOP	20	25		5	232
UOP	160	25		40	1,851
UOP	240	25		60	2,776
TOTALS	1,530			1,215	56,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,215	102.6000	84.13	102,218	1980	1980	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1110 HX Base Yr



205 NW PILLSBURY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,220
TOTAL MARKET OB/XF VALUE	8,740
TOTAL LAND VALUE - MARKET	18,120
TOTAL MARKET VALUE	83,080
SOH/AGL Deduction	0
ASSESSED VALUE	83,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,080
TOTAL JUST VALUE	83,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053218	Electrical Servic		05/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/1464	3/13/2023	WD	Q	I	01	85,000
GRANTOR: ENGLISH JOHN DUNCAN						
GRANTEE: SHAFFER STEVEN SCHU						
1435/422	4/15/2021	WD	Q	I	01	51,500
GRANTOR: L.A 260 INVESTMENT LL						
GRANTEE: ENGLISH JOHN DUNCAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 W38 S14 E18 E16 E31 N14 $
UOP=[ORIG=-31,14] S10 E24 N10 W24 $
BAS=[ORIG=-27,0] N10 W20 S10 E20 $
UOP=[ORIG=-47,14] S10 E16 N10 W16 $
UOP=[ORIG=-27,-10] N4 W5 S4 E5 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	640	
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	300.00	300.00	100	0	0	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,740

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.51	AC		1.00	1.00	1.00	12,000.00	12,000.00	18,120							

REVIEW DATE 05/29/2025 BY TW Total Acres: 1.51 Total Land Value: 18,120 Market: 0 Agricultural: 0 Common: 18,120 PRINTED 10/07/2025 BY SYS