

LOT 38 BLK A COLUMBIA ESTATES.
695-486, PB 957-613, 966-1859.

MCSHANE PATRICK J/MCSHANE SANDRA L
8406 SW STATE ROAD 47
LAKE CITY, FL 32024

2026

10-5S-16-03529-138



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																	
Exterior Wall	08	WD OR PLY 100	0100	01	1,487	82.7640	92.70	137,845	1976	1976	0	0	0	35.00	65.00	VALUATION BY STANDARD																																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2004													Heated Area: 1128													HX Base Yr 2004																			
Roof Cover	03	COMP SHNGL 100																											VALUATION BY										STANDARD									
Interior Wall	02	WALL BD/WD 100																											Tax Group: 3										Tax Dist:									
Interior Floo	14	CARPET 80																											BUILDING MARKET VALUE										89,599									
Interior Floo	08	SHT VINYL 20																											TOTAL MARKET OB/XF VALUE										11,872									
Air Condition	02	WINDOW 100																											TOTAL LAND VALUE - MARKET										22,000									
Heating Type	02	CONVECTION 100																											TOTAL MARKET VALUE										123,471									
Bedrooms	2	100																											SOH/AGL Deduction										48,250									
Bathrooms	2	100																											ASSESSED VALUE										75,221									
Frame	01	NONE 100																											TOTAL EXEMPTION VALUE										HX HB 44,605									
Stories	1.1	100																											BASE TAXABLE VALUE										30,616									
Architectual	05	CONV 100	TOTAL JUST VALUE										123,471																																			
Units	0	100	NCON VALUE										0																																			
Condition Adj	03	100	INCOME VALUE																																													
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE										123,471																																			
Quality			05	05																																												
DOR CODE			0100	SINGLE FAMILY																																												
MAP NUM													MKT AREA										01																									
NEIGHBORHOOD/LOC			10516.070										1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,128	100		1,128	67,968																																											
FSP	120	40		48	2,893																																											
USP	624	35		218	13,136																																											
UST	32	45		14	844																																											
UST	80	45		36	2,169																																											
UST	96	45		43	2,591																																											
TOTALS			2,080		1,487	89,599																																										
EXTRA FEATURES			8406 SW STATE ROAD 47 , LAKE CITY																																													
L N	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	0296	SHED METAL	0	100	12	24		288.00	UT	12.00		2007	2007	3	100	3,456																																
2	0070	CARPORT UF	0	100	20	20		400.00	UT	2.50		2007	2007	3	100	1,000																																
3	0070	CARPORT UF	0	100	18	20		360.00	UT	2.50		2007	2007	3	100	900																																
4	0070	CARPORT UF	0	100	18	20		360.00	UT	2.50		2007	2007	3	100	900																																
5	0030	BARN, MT	0	0	18	26		468.00	UT	12.00		2007	2007	3	100	5,616																																
LAND DESCRIPTION			TOTAL OB/XF 11,872																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000																															
REVIEW DATE 09/10/2019 BY BC Total Acres: 1.06 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/20/2025 BY SYS																																																