

COMM NW COR OF SE1/4 OF NW1/4, R
FT TO S R/W SR-247, NE'LY ALONG
FOR POB, CONT NE'LY 206 FT, SE 2

SHIVER TERRY D/SHIVER NANCY F
2097 SW SR 247
LAKE CITY, FL 32024

2026

11-4S-16-02908-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 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	11416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,192	100
FCP	418	25
FCP	441	25
FOP	252	30
FSP	240	40
FST	120	55
UST	286	45
TOTALS	3,949	
		2,773
		221,323

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0260	PAVEMENT-A	0	100	225	10	1.00	UT	1,080.00
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50

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

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0100	01	2,773	109.6320	122.79	340,497	1977	1977	0	0	0	35.00												
1 SINGLE FAM 100% - 1997																							
Heated Area: 2192																							
HX Base Yr 1997																							
The diagram shows a floor plan with several rooms and their dimensions: UST (Utility Room): 13' x 22' FCP (Closet): 19' x 22' FSP (Storage Room): 20' x 12' BAS (Bathroom): 32' x 40' FST (Storage Room): 10' x 12' FCP (Closet): 10' x 21' FOP (Storage Room): 42' x 6' Other dimensions shown include 13, 19, 22, 13, 19, 20, 12, 32, 40, 10, 11, 3, 21, 15, 42, 6, 10, 20, 21, 42, 20.																							
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	225	10	1.00	UT	1,080.00	50	0	0	3	50	540	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	75	1993	1993	3	75	675	

TOTAL OB/XF											
2,415											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 221,323											
TOTAL MARKET OB/XF VALUE 2,415											
TOTAL LAND VALUE - MARKET 13,000											
TOTAL MARKET VALUE 236,738											
SOH/AGL Deduction 101,805											
ASSESSED VALUE 134,933											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 84,211											
TOTAL JUST VALUE 236,738											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 236,738											
SALE:2:1: 1 AC WITH IMP INCLUDED 48.95 AC-02905-09											
PERMIT NUM DESCRIPTION AMT ISSUED											
000050288 Roof Replacement 9,900 07/05/2024											
25413 MAINT/ALTR 50 01/16/2007											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
0822/0462 5/17/1996 WD Q I 87,000											
GRANTOR: PETER W GIEBEIG											
GRANTEE: TERRY & NANCY SHIVE											
0803/1853 3/30/1995 WD U I 35 270,100											
GRANTOR: FAYE HODGES MCCLELLAN											
GRANTEE: PETER W GIEBEIG											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W30 FSP= N12 W20 S12 E20\$ W32 S3 W11 FST= W10 S12 E10 N12\$ S12 FCP= W10 S21 E21N21 W11\$E11 S15 FOP= S6 E42 N6 W42\$ E42S10 E20 N40\$ PTR= N30 FCP= N22 W19 UST= W13 S22 E13 N22\$ S22 E19\$ S30\$.											