LOT 10 MAY-FAIR S/D UNIT 3.
WD 1152-2231, WD 1235-280, WD

SHELLEY RICHARD W/SHELLEY ELLEN M
246 SW VANN CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-310

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

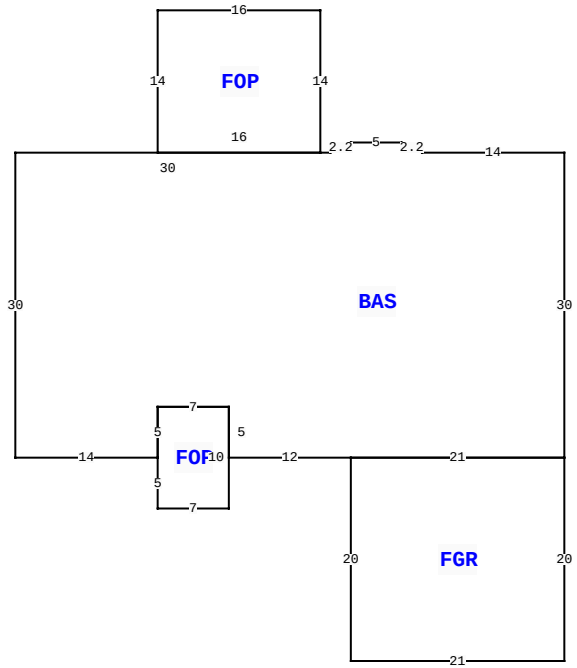
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	173,353
FGR	420	55		231	25,154
FOP	70	30		21	2,287
FOP	224	30		67	7,296
TOTALS	2,306			1,911	208,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	118.3497	132.55	253,303	2008	2008	0	0	0	17.85	82.15

1 SINGLE FAM 100% - 2013 Heated Area: 1592 HX Base Yr 2013



246 SW VANN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,088
TOTAL MARKET OB/XF VALUE		4,947
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		248,035
SOH/AGL Deduction		126,094
ASSESSED VALUE		121,941
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		21,219
TOTAL JUST VALUE		248,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26492	SFR	528	12/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/1111	9/10/2018	WD	U	I	30	57,000
GRANTOR: RICHARD W SHELLEY						
GRANTEE: RICHARD W & CHARLOT						
1235/0280	5/09/2012	WD	Q	I	01	125,000
GRANTOR: DONNA L NASCA						
GRANTEE: RICHARD W & ELLEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 U1 L2 W5 L2 D1 W1 FOP= N14 W16 S14 E16$ W30 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

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	100	0	0	1,149.00	UT	3.00	3.00	100	2008	2008	3	100	3,447	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,947

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS