BEG AT SE COR OF NE1/4 OF SW1/4,
664.82 FT, E 659.54 FT, S 665.73
PARCEL 4 OF MURRAY ACRES UNREC S

SHELDON RACHEL K/SHELDON JOSEPH JR
233 SW BALLARD CT
LAKE CITY, FL 32024

2026

13-4S-15-00358-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

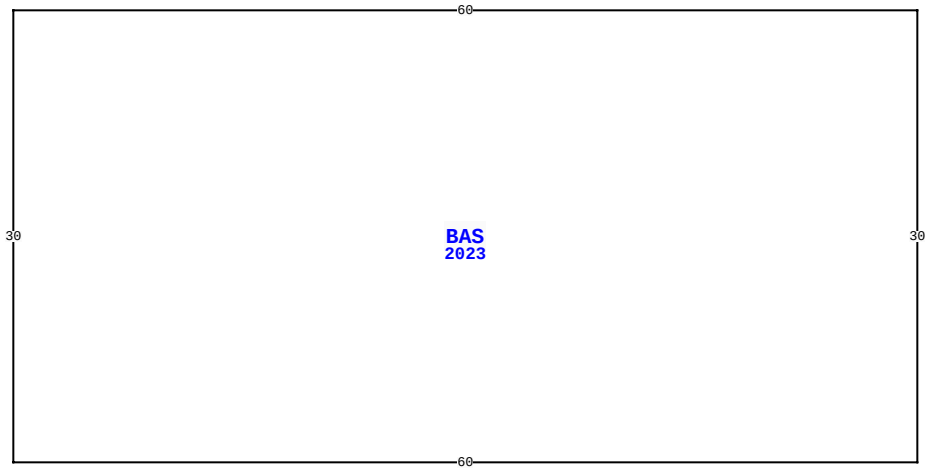
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	13415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2023	1,800	202,587
TOTALS	1,800			1,800	202,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,800	117.5000	121.02	217,836	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2023 Heated Area: 1800 HX Base Yr 2023



233 SW BALLARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,587
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		304,387
SOH/AGL Deduction		18,367
ASSESSED VALUE		286,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,298
TOTAL JUST VALUE		304,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39979	M H	0	06/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/15	7/13/2022	WD	U	I	34	70,000
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: SHELDON RACHEL K						
1406/1410	2/26/2020	WD	Q	V	03	85,000
GRANTOR: RANDALL R & & SIBYL R						
GRANTEE: BLUE SKY TIMBER-LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,10] E60 S30 W60 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	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2021	2020		100	2,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 12/03/2024 BY KS Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/18/2025 BY SYS