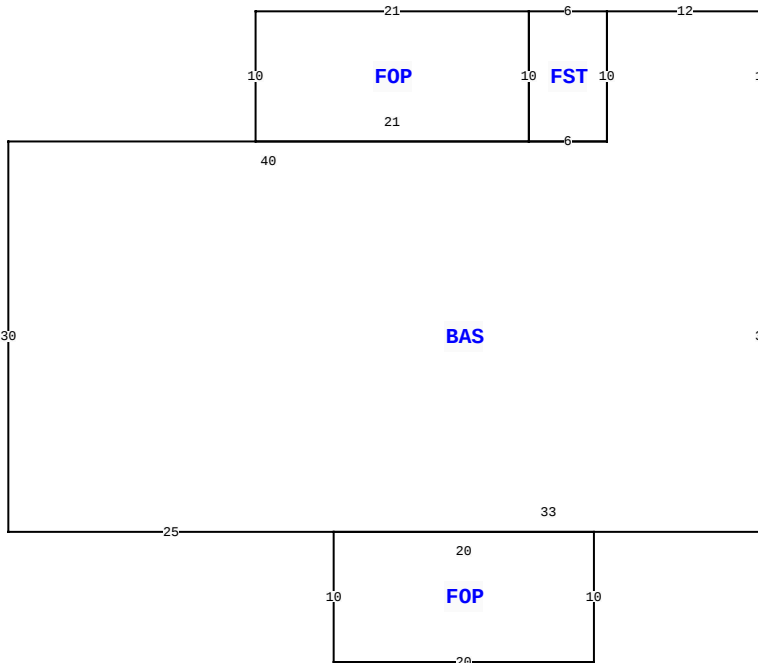


HOLLINGSWORTH SHIRLEY PEARL/MURPHY LELE R SUE
270 SW SHIRLEY COURT
LAKE CITY, FL 32025

19-4S-17-08551-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																												
Exterior Wall	19	COMMON BRK 100								0100	01	2,016	114.2680	127.98	258,008	1962	1962	0	0	35.00	65.00	VALUATION BY								STANDARD																				
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 0% - 0										Heated Area: 1860										HX Base Yr										Tax Group: 2								Tax Dist:		
Roof Cover	12	MODULAR MT 100																		167,705																														
Interior Wall	05	DRYWALL 100																		6,406																														
Interior Floor	14	CARPET 80																		540,770																														
Interior Floor	08	SHT VINYL 20																		288,376																														
Air Condition	03	CENTRAL 100																		224,117																														
Heating Type	03	FORCED AIR 100								0																																								
Bedrooms		3 100								224,117																																								
Bathrooms		2 100								0																																								
Frame	01	NONE 100								714,881																																								
Stories	1.	1. 100								0																																								
Architectural	05	CONV 100								0																																								
Units		0 100								0																																								
Condition Adj	03	03 100								0																																								
Kitchen Adjus	01	01 100								0																																								
Quality		05	05																																															
DOR CODE		5000 IMPROVED AG																																																
MAP NUM																				06																														
NEIGHBORHOOD/LOC		19417.00 1.00/																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,860	100		1,860	154,728																																													
FOP	200	30		60	4,991																																													
FOP	210	30		63	5,241																																													
FST	60	55		33	2,745																																													
TOTALS		2,330			2,016	167,705	3242 SW STATE ROAD 47 , LAKE CITY														BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										01/26/2023 SPF									
EXTRA FEATURES																																																		
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	0	25	75	1,875.00	UT	0.75	0.75	100	0	0	3	100	1,406																																		
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500																																		
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000																																		
4	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500																																		
LAND DESCRIPTION		TOTAL OB/XF																		6,406																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		CI	0.00	0.00	2.00	AC		1.00	1.00	1.00	53,000.00	53,000.00	106,000																																	
2	6200	A	PASTURE 3	0		CI	0.00	0.00	8.09	AC		1.00	1.00	1.00	280.00	280.00	2,265																																	
3	9600	C	WASTELAND	0		CI	0.00	0.00	4.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	6,000																																	
4	9910	M	MKT. VAL. AG	0		CI	0.00	0.00	8.09	AC		1.00	1.00	1.00	53,000.00	53,000.00	428,770																																	
REVIEW DATE		09/03/2024	BY	JS	Total Acres: 14.09		Total Land Value: 114,265		Market: 428,770		Agricultural: 2,265		Common: 112,000		PRINTED 11/07/2025 BY SYS																																			