LOT 22 DAVIS S/D. ORB 372-708,
WD 484-667, WD 1202-2763, WD
1414-2287, WD 1418-849,

ZIEGAUS SHAWN MICHAEL
147 NW GOBLER DR
LAKE CITY, FL 32055

2025

20-2S-16-01657-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

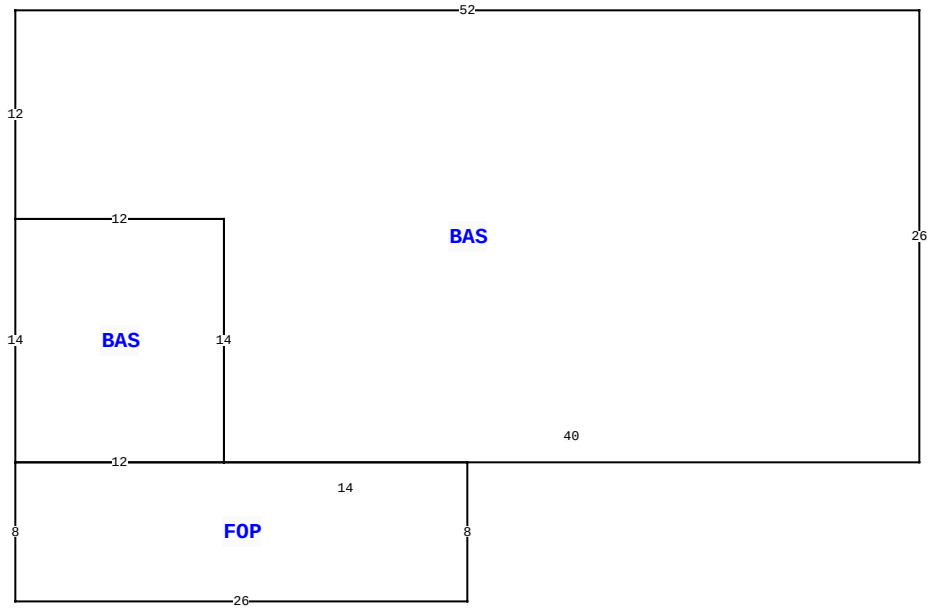
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		20216.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	13,380
BAS	1,184	100		1,184	94,298
FOP	208	30		62	4,938
TOTALS	1,560			1,414	112,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,414	108.8000	132.74	187,694	1985	1985	0	0	0	40.00	60.00

1 SFR PILING 0% - 2021 Heated Area: 1352 HX Base Yr



474 NW GAR POND CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,616
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	9,486
TOTAL MARKET VALUE	123,702
SOH/AGL Deduction	12,805
ASSESSED VALUE	110,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,897
TOTAL JUST VALUE	123,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0849	5/29/2020	WD	Q	I	01	86,000
GRANTOR: EDWIN & STACEY HERDER						
GRANTEE: SHAWN MICHAEL ZIEGA						
1414/2287	5/29/2020	WD	U	I	30	100
GRANTOR: JESSE C & LORENE M DA						
GRANTEE: EDWIN & STACEY HEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 BAS= S14 E12 N14 W12$ E12 S14 FOP= W12 S8 E26 N8 W14$ E40 N26$.

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	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0		00	0.00	0.00	1.86	AC		1.00	1.00	0.60	8,500.00	5,100.00	9,486							

REVIEW DATE 11/17/2022 BY JD Total Acres: 1.86 Total Land Value: 9,486 Market: 0 Agricultural: 0 Common: 9,486 PRINTED 08/21/2025 BY SYS