LOT 7 BLOCK A FOREST COUNTRY SEC
848-1715, 934-2261, 934-2268, WD

WRIGHT FABIAN C/WRIGHT ALIE R
272 SW SHORT LEAF DR
LAKE CITY, FL 32024

2026

21-4S-16-03080-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

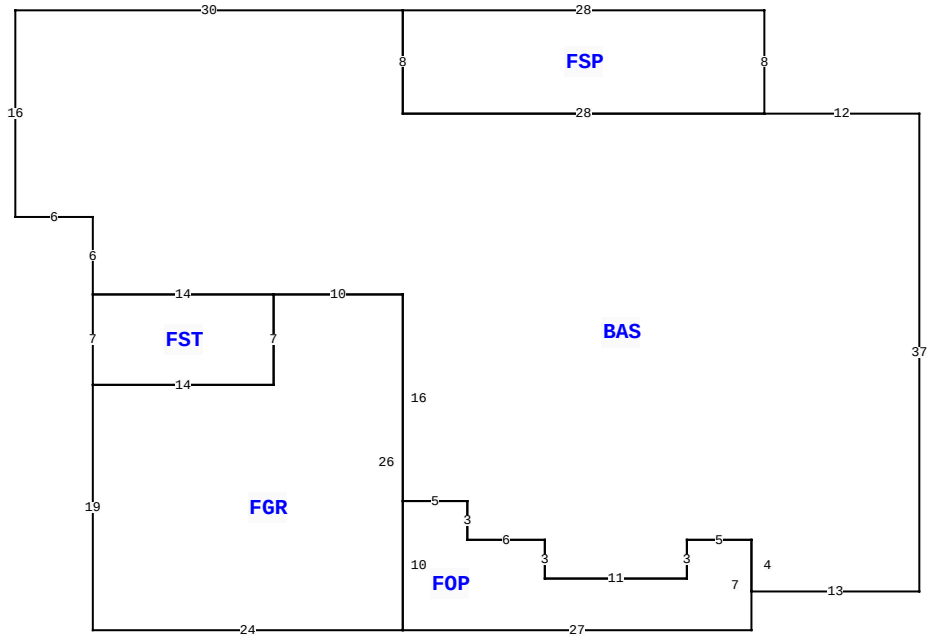
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100		2,014	222,926
FGR	526	55		289	31,989
FOP	171	30		51	5,645
FSP	224	40		90	9,962
FST	98	55		54	5,977
TOTALS	3,033			2,498	276,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,498	123.5388	138.36	345,623	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2012 Heated Area: 2014 HX Base Yr 2012



272 SW SHORT LEAF DR, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		276,498
TOTAL MARKET OB/XF VALUE		3,856
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,354
SOH/AGL Deduction		100,955
ASSESSED VALUE		214,399
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,677
TOTAL JUST VALUE		315,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042654	Roof Replacement	14,400	08/31/2021
22384	SFR	599	10/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/1269	9/30/2011	WD	Q	I	01	174,900
GRANTOR: CONRAD & RUTH MORGAN						
GRANTEE: FABIAN C & ALIE R W						
1024/2070	8/27/2004	WD	Q	V		24,000
GRANTOR: BLONDINA STEVENS						
GRANTEE: CONRAD & RUTH MORGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N8 W28 S8 E28$ W28 N8 W30 S16 E6 S6 FST= S7 E14 N7 W14$ E14 FGR= S7 W14 S19 E24 N26 W10 $ E10 S16 FOP= S10 E27 N7 W5 S3 W11 N3 W6 N3 W5$ E5 S3 E6 S3 E11 N3 E5 S4 E13 N37$.

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	1,328.00	UT	2.00	2.00	100	2005	2005	3	100	2,656	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,856

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 04/08/2025 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS