

LOT 2 BLOCK B FOREST COUNTRY SEC
649-118, 729-516, WD 1002-2242,

ROBERTS SHEILA
393 SW SHORT LEAF DR
LAKE CITY, FL 32024

2026

21-4S-16-03080-010

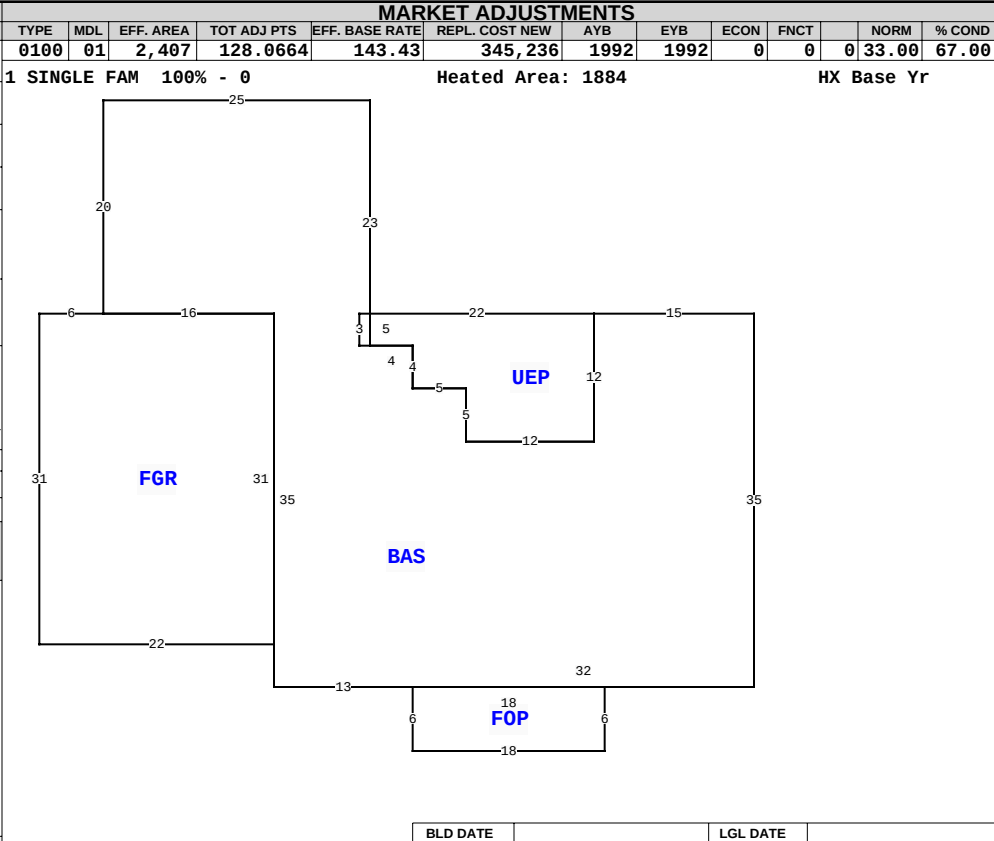
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		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	1,884	100		1,884	181,049
FGR	682	55		375	36,037
FOP	108	30		32	3,075
UEP	194	60		116	11,147

TOTALS			2,868				2,407	231,308	
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W		
1	0180	FPLC 1STRY		0	100	0	0		
2	0166	CONC, PAVMT		0	100	65	3		
3	0166	CONC, PAVMT		0	100	21	30		
4	0166	CONC, PAVMT		0	100	10	100		
5	0280	POOL R/CON		0	100	32	16		
6	0166	CONC, PAVMT		0	100	0	0		
7	0120	CLFENCE 4		0	100	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 04/08/2025 BY KS



393 SW SHORT LEAF DR, LAKE CITY										XF DATE INC DATE						LAND DATE AG DATE		04/03/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000										
195.00	UT	1.40	1.40	100	0	0	3	100	273										
630.00	UT	1.40	1.40	100	0	0	3	100	882										
1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400										
512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336										
828.00	UT	1.50	1.50	100	1996	1996	3	100	1,242										
122.00	UT	2.50	2.50	100	1996	1996	3	100	305										

TOTAL OB/XF													20,438		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00				

Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1						3
VALUATION SUMMARY																
VALUATION BY										STANDARD						
Tax Group: 3										Tax Dist:						
BUILDING MARKET VALUE										231,308						
TOTAL MARKET OB/XF VALUE										20,438						
TOTAL LAND VALUE - MARKET										35,000						
TOTAL MARKET VALUE										286,746						
SOH/AGL Deduction										110,438						
ASSESSED VALUE										176,308						
TOTAL EXEMPTION VALUE										50,722						
BASE TAXABLE VALUE										125,586						
TOTAL JUST VALUE										286,746						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										290,198						

SALE:1:1: LOT 2, BLK B, FOREST COUNTRY 2ND ADDITIO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053790	Generator		08/06/2025
11030	POOL	85	04/15/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1390/2311	7/17/2019	LE	U	I	14	100	
GRANTOR: SHEILA ROBERTS (ENH L							
GRANTEE: COURTNEY R PELLIGRI							
1002/2242	11/20/2003	WD	Q	V	03	100	
GRANTOR: PETER M SPURLOCK JR							
GRANTEE: SHEILA ROBERTS							

BUILDING NOTES									

BUILDING DIMENSIONS															
BAS= W15 UEP= W22 S3 E5 S4 E5 S5 E12 N12\$ S12 W12 N5 W5 N4 W4 N23 W25 S20 FGR= W6 S31 E22 N31 W16\$ E16 S35 E13 FOP= S6 E18 N6 W18\$ E32 N35\$.															