

WEST 561.86 FT OF SW1/4 OF NW1/4
FT

BIELLING REGGIE/BIELLING PATRICIA S
397 SW OYSTERSHELL GLN
LAKE CITY, FL 32024

2026

21-4S-16-03085-005



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										PAGE 1 of 2	3														
Exterior Wall	31	VINYL SID 100	0100	01	2,331	111.2202	124.57	290,373	1995	1995	0	0	0	35.00	65.00	VALUATION BY					STANDARD																			
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM 100% - 1997			Heated Area: 2205						HX Base Yr 1997			Tax Group: 3 Tax Dist:																									
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE					188,742																				
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE					73,644																				
Interior Floo	14	CARPET 90													TOTAL LAND VALUE - MARKET					112,000																				
Interior Floo	11	CLAY TILE 10													TOTAL MARKET VALUE					276,061																				
Air Condition	03	CENTRAL 100													SOH/AGL Deduction					67,989																				
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE					208,072																				
Bedrooms		3 100													TOTAL EXEMPTION VALUE					50,722																				
Bathrooms		3 100													BASE TAXABLE VALUE					157,350																				
Frame	01	NONE 100													TOTAL JUST VALUE					374,386																				
Stories	1.5	1.5 100	NEIGHBORHOOD/LOC 21416.00 1.00/												NCON VALUE					0																				
Architectual	05	CONV 100													INCOME VALUE																									
Units	0	100													PREVIOUS YEAR MKT VALUE					374,386																				
Condition Adj	03	03 100													XFOB:2:2: OF SOUTHERN PINES VENUE.																									
Kitchen Adjus	01	01 100													XFOB:1:1: FIREPLACE AND A BBQ PIT																									
Quality 05 05			DOR CODE 5000 IMPROVED AG			MAP NUM			MKT AREA			01			SALE:1:1: 9.96 ACRES - BOUGHT UNDER AG - NO STAMPS																									
DOR CODE 5000 IMPROVED AG			MAP NUM			MKT AREA			01																															
NEIGHBORHOOD/LOC 21416.00 1.00/			AREA TYPE			TOTAL GROSS AREA			PCT OF BASE			YEAR			TOT ADJ AREA			SUBAREA MARKET VALUE																						
BAS	1,677	100				1,677									135,788																									
FHS	528	60				317									25,668																									
FOP	204	30				61									4,939																									
FOP	760	30				228									18,461																									
FST	88	55				48									3,886																									
TOTALS	3,257					2,331									188,742																									
EXTRA FEATURES			397 SW OYSTERSHELL GLN, LAKE CITY			BLD DATE						LGL DATE			04/08/2025			MLU																						
						XF DATE						LAND DATE																												
						INC DATE						AG DATE																												
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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000																								
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30,000																								
3	0251	LEAN TO W/	0	100	8	12	96.00	UT	3.00	3.00	100	1995	1995	3	100	288																								
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400																								
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																								
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																								
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100																								
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,800																								
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400																								
10	0040	BARN,POLE	0	100	32	44	1,408.00	UT	5.00	5.00	100	2007	2007	3	100	7,040																								
LAND DESCRIPTION			TOTAL OB/XF			46,028																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675																							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	105,000																							
3	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																							
REVIEW DATE 04/08/2025			BY KS			Total Acres: 16.00			Total Land Value: 13,675			Market: 105,000			Agricultural: 6,675			Common: 7,000			PRINTED 11/17/2025 BY SYS																			

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