

COMM SW COR OF NE1/4 OF SW1/4, R
E 31 FT TO E R/W OF COUNTRY CLUB
RUN S ALONG R/W, 35 FT, E 234.72

SHIFFLETT CHARLES/SHIFFLETT BECKY
4449 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08680-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 50			
Interior Floor	15	HARDTILE 50			
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 Units	05	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		22417.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	185,252
FOP	132	30		40	3,611
FSP	522	40		209	18,869
FST	72	55		40	3,611
UGR	400	45		180	16,251
TOTALS	3,178			2,521	227,593

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,521	115.1500	128.97	325,133	1975	1995	0	0	0	30.00	70.00
1 SINGLE FAM 100% - 2019				Heated Area: 2052				HX Base Yr 2019				
The diagram shows a property layout with four distinct areas labeled in blue: BAS (Basement), FSP (Front Porch), FST (Front Staircase), and UGR (Underground). The areas are defined by black lines representing walls or boundaries. Dimensions are provided for various segments of the layout. BAS is a large rectangular area on the left. FSP is a rectangular area at the top center. FST is a narrow vertical strip on the right side. UGR is a rectangular area at the bottom right. The overall shape is irregular, with several internal divisions and external boundaries. Dimensions are given in feet, with some segments labeled with numbers like 72, 32, 18, 29, 12, 6, 14, 20, 16, 4, 30, 33, 20, 5, and 6.												

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COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,593	
TOTAL MARKET OB/XF VALUE		39,596	
TOTAL LAND VALUE - MARKET		15,400	
TOTAL MARKET VALUE		282,589	
SOH/AGL Deduction		159,173	
ASSESSED VALUE		123,416	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		72,694	
TOTAL JUST VALUE		282,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,840	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1975
4	0011	BARN, BLK A	0	100	14	28	392.00	UT	15.00	15.00	100	0
5	0166	CONC, PAVMT	0	100	27	36	1.00	UT	0.00	0.00	100	0
6	0021	BARN, FR AE	0	100	20	24	480.00	UT	7.50	7.50	100	0
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993
8	0210	GARAGE U	0	100	16	30	1.00	UT	12,480.00	12,480.00	100	2021
TOTAL OB/XF 39,596												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	2.20	AC		1.00
TOTAL OB/XF 39,596												
REVIEW DATE 06/23/2021 BY JB												