

COMM SE COR, RUN W 300.04 FT, S
TO A PT ON A CURVE ON CR-242, RU
ARC OF CURVE 544.79 FT FOR POB,

SHELBO MARTIN D
1451 SW COUNTY RD 242
LAKE CITY, FL 32024

2026

23-4S-16-03095-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
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	4	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	06
NEIGHBORHOOD/LOC	23416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100		2,015	160,863
FCP	504	25		126	10,059
FOP	128	30		38	3,034
FST	189	55		104	8,302

TOTALS	2,836			2,283	182,259
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN, POLE	0	100	96	40			2.50
2	0166	CONC, PAVMT	0	100	0	0			2.00
3	0261	PRCH, UOP	0	100	24	24			8.00
4	0294	SHED WOOD/	0	100	0	0			0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	4.10

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,283	109.6620	122.82	280,398	1965	1985	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2003 Heated Area: 2015 HX Base Yr 2003												
1451 SW COUNTY ROAD 242 , LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/10/2025 MLU												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		182,259	
TOTAL MARKET OB/XF VALUE		18,704	
TOTAL LAND VALUE - MARKET		36,900	
TOTAL MARKET VALUE		237,863	
SOH/AGL Deduction		74,982	
ASSESSED VALUE		162,881	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		112,159	
TOTAL JUST VALUE		237,863	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,863	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1416/0247	6/24/2020	QC	U	I	11	0	
GRANTOR: KIMBERLY J SHELBO							
GRANTEE: MARTIN SHELBO							
0958/2263	7/25/2002	WD	Q	I		131,000	
GRANTOR: PETER W GIEBEIG							
GRANTEE: MARTIN & KIMBERLY S							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W35 N11 W25 S11 FST= W21 S9 E21 N9\$ S9 FCP= W21 S24 E21 N24\$ S20 FOP= S4 E32 N4 W32\$ E60 N29 \$.									