LOTS 10 & 11 SPRING HOLLOW S/D &
FT OF S1/2 OF WHITE OAK DRIVE.

SHIFLETT MICHAEL DAVID/SHIFTLETT SANDRA LEE
110 WHITE OAK GLN
LAKE CITY, FL 32055

2026

24-3S-16-02273-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

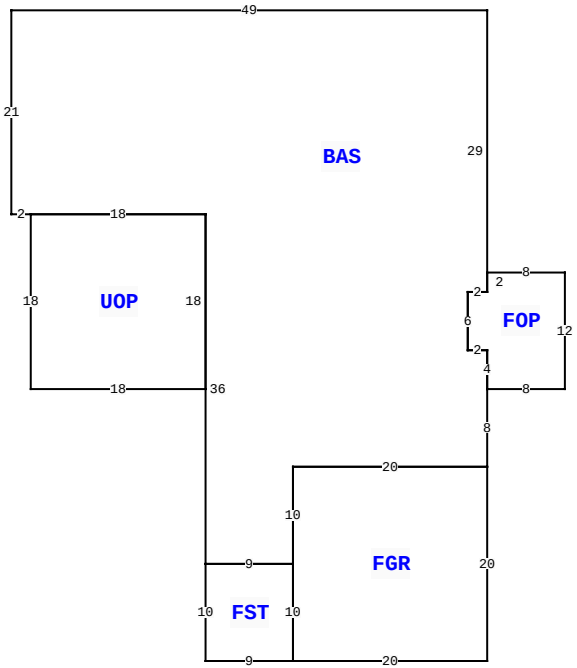
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	158,573
FGR	400	55		220	18,746
FOP	108	30		32	2,727
FST	90	55		50	4,261
UOP	324	20		65	5,539
TOTALS	2,783			2,228	189,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	117.0477	131.09	292,069	1985	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1861 HX Base Yr 2022



110 NW WHITE OAK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,845
TOTAL MARKET OB/XF VALUE		39,651
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		274,496
SOH/AGL Deduction		21,215
ASSESSED VALUE		253,281
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,559
TOTAL JUST VALUE		274,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27014	POOL	225	05/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/710	5/28/2021	WD	Q	I	01	304,000
GRANTOR: HOUSTON AMANDA L						
GRANTEE: SHIFLETT MICHAEL DA						
1295/0947	5/28/2015	WD	U	I	30	100
GRANTOR: ADAM HOUSTON & AMANDA						
GRANTEE: AMANDA L HOUSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S21 E2 UOP= S18 E18 N18 W18$ E18 S36 FST= S10 E9 N10 W9$ E9 FGR= S10 E20 N20 W20 S10$ N10 E20 N8 FOP= E8 N12 W8 S2 W2 S6 E2 S4$ N4 W2 N6 E2 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	24	24	576.00	UT	3.50	3.50	100	1992	1992	3	100	2,016	
4	0280	POOL R/CON	0	100	14	38	532.00	UT	70.00	70.00	100	2008	2008	3	58	21,599	
5	0282	POOL ENCL	0	100	0	0	2,156.00	UT	15.00	15.00	100	2008	2008	3	40	12,936	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 39,651

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	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 05/17/2023 BY JB Total Acres: 1.24 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2025 BY SYS