COMM NW COR OF SEC, E 742.88 FT FOR POB, CONT E 219.70 FT, S 165 FT, N 165.44 FT TO POB. (AKA LOT

HAY SHERRIE
349 SW SHANNON ST
LAKE CITY, FL 32024-4340

2026

25-4S-16-03153-056

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

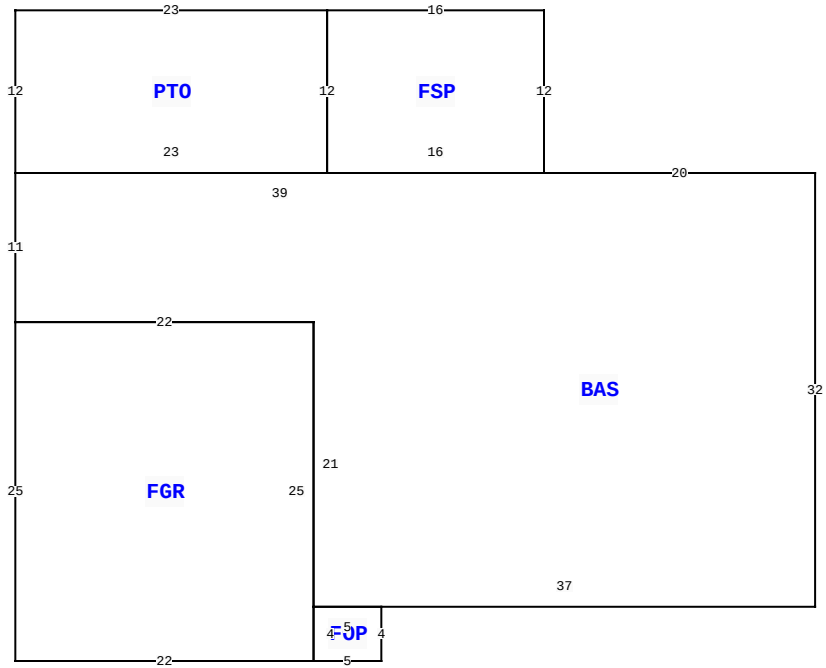
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100		1,426	131,208
FGR	550	55		302	27,787
FOP	20	30		6	552
FSP	192	40		77	7,085
PTO	276	5		14	1,288
TOTALS	2,464			1,825	167,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	126.1000	141.23	257,745	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2021 Heated Area: 1426 HX Base Yr 2021



349 SW SHANNON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,921
TOTAL MARKET OB/XF VALUE		2,244
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		192,665
SOH/AGL Deduction		98,668
ASSESSED VALUE		93,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,275
TOTAL JUST VALUE		192,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37281	MAINT/ALTR	85	10/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/1270	11/19/2019	WD	Q	I	01	153,000
GRANTOR: KARIN L JANASIEWICZ						
GRANTEE: SHERRIE HAY						
1091/0976	7/28/2006	WD	Q	I	01	100
GRANTOR: SONJA HOCHSTRASSER (R						
GRANTEE: KARIN L JANASIEWICZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W16 PTO= W23 S12 E23 N12$ S12 E16$ W39 S11
FGR= S25 E22 N25 W22$ E22 S21 FOP= S4 E5 N4 W5$ E37 N32$.

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	0166	CONC,PAVMT	0	100	60	16	960.00	UT	1.40	1.40	100	0	0	3	100	1,344	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,244

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/27/2019 BY KR Total Acres: 0.83 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS