COMM NW COR OF SEC, RUN E 968.40
CONT E 219.69 FT, S 165.44 FT, W
165.44 FT TO POB. (AKA LOT 3 BL

SHANKLE WILLIAM J/SHANKLE CHERYL L
303 SW SHANNON ST
LAKE CITY, FL 32024

2026

25-4S-16-03153-057

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

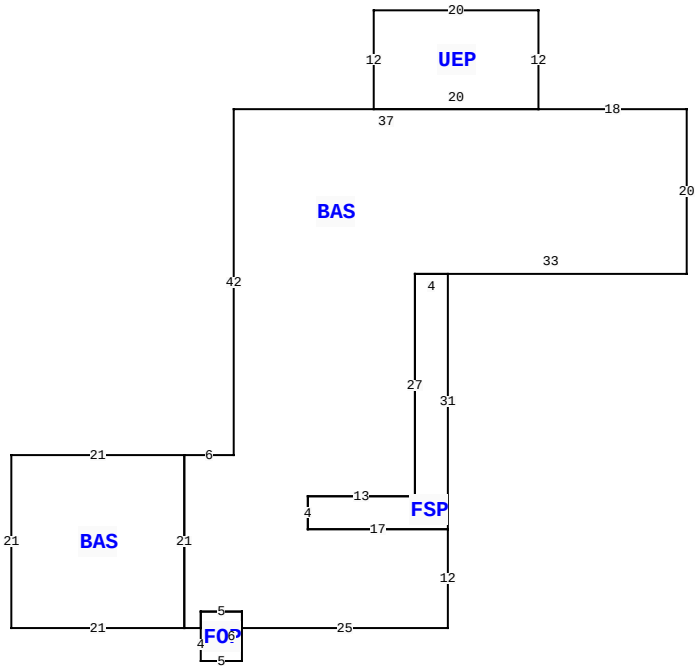
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	441	100		441	39,695
BAS	2,158	100		2,158	194,244
FOP	30	30		9	810
FSP	176	40		70	6,301
UEP	240	60		144	12,962
TOTALS	3,045			2,822	254,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,822	116.8160	130.83	369,202	1999	1999	0	0	0	31.20	68.80

1 SINGLE FAM 100% - 2019 Heated Area: 2599 HX Base Yr 2019



303 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		254,011
TOTAL MARKET OB/XF VALUE		35,402
TOTAL LAND VALUE - MARKET		19,125
TOTAL MARKET VALUE		308,538
SOH/AGL Deduction		93,232
ASSESSED VALUE		215,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,584
TOTAL JUST VALUE		308,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,968

LAND:1:1: 0.83 AC.

XFOB:1:1: COMMUNITY POOL & BATH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044685	Remodel	6,014	06/15/2022
38178	MAINT/ALTR	135	05/30/2019
14485	SFR	340	09/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/2644	6/28/2023	LE	U	I	14	100
GRANTOR: SHANKLE WILLIAM J						
GRANTEE: SHANKLE WILLIAM J (						
1371/1628	10/26/2018	WD	Q	I	01	216,500
GRANTOR: AUBREY B JR & MILLIE						
GRANTEE: WILLIAM J & CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UEP= N12 W20 S12 E20$ W37 S42 W6 BAS= W21S21 E21 N21$ S21 E2 FOP= S4E5 N6 W5 S2$ N2 E5 S2 E25 N12 FSP= N31 W4 S27 W13S4 E17$ W17 N4 E13 N27 E33 N20$.

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	0280	POOL R/CON	0	100	20	40	800.00	UT	70.00	70.00	100	1970	1970	3	40	22,400	
2	0166	CONC,PAVMT	0	100	0	0	1,196.00	UT	1.50	1.50	100	1999	1999	3	100	1,794	
3	0120	CLFENCE 4	0	100	0	0	180.00	UT	2.50	2.50	100	1980	1980	3	100	450	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	100.00	UT	7.50	7.50	100	1993	1993	3	100	750	
6	0210	GARAGE U	0	100	16	24	384.00	UT	16.00	16.00	75	2006	2006	3	75	4,608	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
10	0251	LEAN TO W/	0	100	5	14	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

TOTAL OB/XF 32,502

LAND DESCRIPTION

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	3.00	220.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125							

REVIEW DATE 06/27/2019 BY KR Total Acres: 0.02 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 11/19/2025 BY SYS

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165.44 FT TO POB. (AKA LOT 3 BL

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MARKET ADJUSTMENTS

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BUILDING DIMENSIONS

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
11	0031	BARN,MT AE	0	100	14	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
12	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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

REVIEW DATE 06/27/2019 BY KR Total Acres: 0.02 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 11/19/2025 BY SYS