AKA PARCEL A DEER HILLS UNREC: B
SW1/4, RUN W 303.94 FT, S 718.59
FT, N 401.86 FT, W 540.46 FT, N

SANDROCK DUANE E/SHEPHERD ANNA L
328 SE WALTER FLINN LN
LAKE CITY, FL 32025

2026

26-4S-17-08747-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

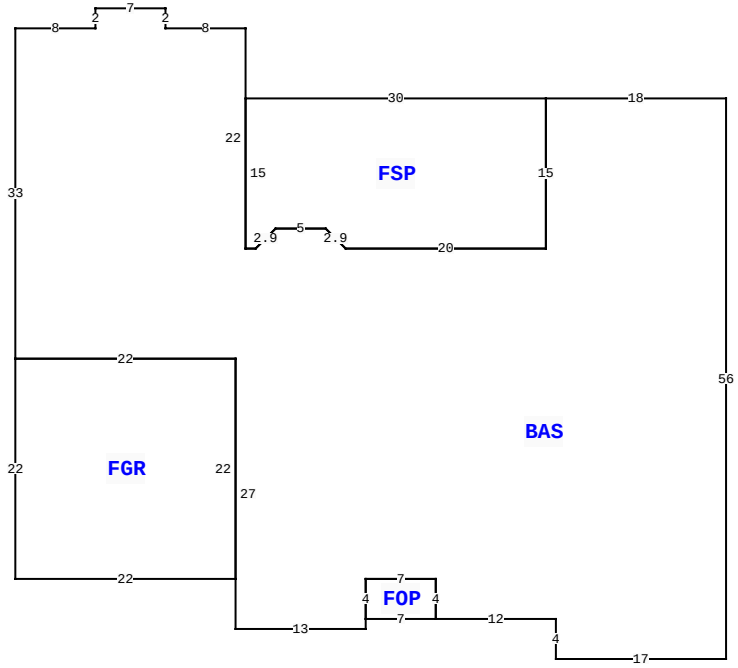
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,912	100		2,912	283,284
FGR	484	55		266	25,877
FOP	28	30		8	778
FSP	436	40		174	16,927
TOTALS	3,860			3,360	326,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,360	111.3560	124.72	419,059	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2018 Heated Area: 2912 HX Base Yr 2018



328 SE WALTER FLINN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	04/17/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		326,866
TOTAL MARKET OB/XF VALUE		12,708
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		352,291
SOH/AGL Deduction		102,851
ASSESSED VALUE		249,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,718
TOTAL JUST VALUE		434,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050350	Roof Replacement	21,119	07/15/2024
38038	PUMP/UTPOL	50	04/26/2019
20676	SFR	482	05/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0511	3/31/2017	WD	Q	I	01	265,000
GRANTOR: DAVID M & THERESE M F						
GRANTEE: DUANE E SANDROCK &						
1043/1818	4/18/2005	WD	Q	I		309,000
GRANTOR: WALTER L & JENNIFER A						
GRANTEE: DAVID M & THERESE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W30 S15 E1 R2 U2 E5 D2 R2 E20 N15$ S15 W20 L2 U2 W5 D2 L2 W1 N22 W8 N2 W7 S2 W8 S33 FGR= S22 E22 N22 W22$ E22 S27 E13 N1 FOP= E7 N4 W7 S4 $ N4 E7 S4 E12 S4 E17 N56$.

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	0	0	2,414.00	UT	2.00	2.00	100	2003	2003	3	100	4,828	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	4,000	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,400	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,708

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	100					4.83	AC		1.00	1.00	1.00	280.00	280.00	1,352							
3	5500	A	TIMBER 2	100					4.19	AC		1.00	1.00	1.00	445.00	445.00	1,865							
4	9910	M	MKT.VAL.AG	100					9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							

REVIEW DATE 08/08/2024 BY JS Total Acres: 10.02 Total Land Value: 12,717 Market: 85,690 Agricultural: 3,217 Common: 9,500 PRINTED 10/10/2025 BY SYS