COMM SW COR OF NE1/4 OF SW1/4, R
260 FT, N 80 FT TO POB, CONT N 1
S 105 FT, W 210 FT TO POB.

WILLIS DEONNA/WILLIS WADE
204 SE SHALIMAR CT
LAKE CITY, FL 32025

2026

27-4S-17-08780-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

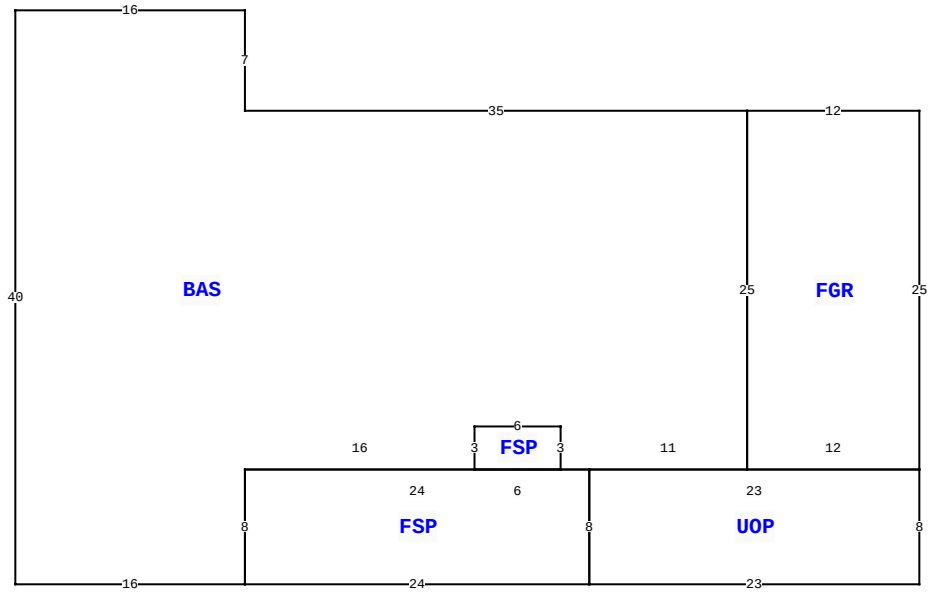
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	131,799
FGR	300	55		165	14,355
FSP	18	40		7	609
FSP	192	40		77	6,699
UOP	184	20		37	3,219
TOTALS	2,209			1,801	156,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	119.5000	133.84	241,046	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1515 HX Base Yr



204 SE SHALIMAR CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,680
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	167,280
SOH/AGL Deduction	0
ASSESSED VALUE	167,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,280
TOTAL JUST VALUE	167,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,280

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31496	MAINT/ALTR	30	10/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1526/2236	10/30/2024	WD	Q	I	01	204,000
GRANTOR: BLANKENSHIP RANDY LYN						
GRANTEE: WILLIS DEONNA						
1377/2698	1/31/2019	LE	U	I	14	100
GRANTOR: MARK S DERIGHT						
GRANTEE: RANDY LYNN BLANKENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N7 W16 S40 E16 FSP= E24 N8 W24 S8$ N8 E16 FSP= N3 E6 S3 W6$ E8 UOP= S8 E23 N8 W23$ E11 FGR= E12 N25 W12 S25$ N25$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	14,000.00	21,000.00	10,500							

REVIEW DATE 11/15/2024 BY TP Total Acres: 0.50 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 10/03/2025 BY SYS