

SHEARD DAVID/RODGERS KELLY PENNEY
25-10 POST OAK DR
RICHMOND HILL, L4E-4H8

30-7S-17-10058-635

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Architectual Units1.051. 100 CONV 100 0 100

Condition Adj Kitchen Adjus030103 100 01 100

Quality0707

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC30717.0101.00/

AREATOTALGROSSPCTOFYEARTOT ADJSUBAREA
TYPEAREABASEMARKET VALUE

BAS1,4401001,440158,852

FGR5065527830,667

FOP18230556,067

FOP18230556,067

TOTALS2,3101,828201,654

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,828121.5984136.19248,955200620060019.0081.00

1 SINGLE FAM 0% - 0Heated Area: 1440HX Base Yr

The floor plan shows three distinct areas: a large central rectangle labeled 'BAS' (Building Area) measuring approximately 28x35 units; a smaller rectangle at the bottom left labeled 'FGR' (Front Yard) measuring approximately 12x23 units; and another small area at the bottom right labeled 'FOP' (Front Porch) measuring approximately 7x7 units. Various dimension lines are present around the perimeter.

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHI/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

201,6541,21532,120234,9890234,9890234,9890234,9890237,478

PERMIT NUMDESCRIPTIONAMTISSUED

000046291Roof Replacement9,00001/18/2023

24067SFRA45701/23/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1271/16863/18/2014WDUUI18112,000

GRANTOR: DEUTSCHE BANK NATIONA

GRANTEE: SHEARD DAVID & KELL

1271/16721/31/2014QCUII180

GRANTOR: INDYMAC FEDERAL BANK

GRANTEE: DEUTSCHE BANK NATIO

EXTRA FEATURES362 SW THORNE LN, FORT WHITEBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/21/2022MLU

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0000486.00UT2.502.501002006200631001,215

LAND DESCRIPTIONTOTAL OB/XF1,215

LNUSECODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR00000.000.001.46AC1.001.001.0022,000.0022,000.0032,120

REVIEW DATE04/05/2023BYjerryTotal Acres: 1.46Total Land Value: 32,120Market: 0Agricultural: 0Common: 32,120PRINTED 11/18/2025 BY SYS