LOT 1 BLOCK 4 UNIT 1 GWEN LAKE E
748-1416, PB 1133-2548, TR 1148-

MYERS JAMES C/MYERS HOLLE G
413 NW SHELBY TER
LAKE CITY, FL 32055

2026

31-3S-17-06000-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

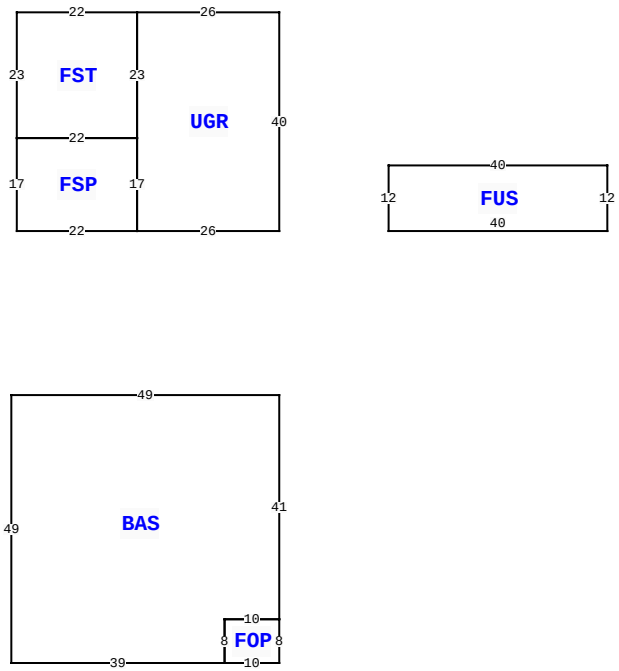
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,321	100		2,321	184,599
FOP	80	30		24	1,909
FSP	374	40		150	11,930
FST	506	55		278	22,110
FUS	480	100		480	38,176
UGR	1,040	45		468	37,222
TOTALS	4,801			3,721	295,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,721	109.2500	122.36	455,302	1950	1950	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2018 Heated Area: 2801 HX Base Yr 2018



413 NW SHELBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		295,946
TOTAL MARKET OB/XF VALUE		12,200
TOTAL LAND VALUE - MARKET		21,881
TOTAL MARKET VALUE		330,027
SOH/AGL Deduction		123,226
ASSESSED VALUE		206,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,079
TOTAL JUST VALUE		330,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046665	Electrical Servic	0	03/07/2023
000044179	Roof Replacement	23,187	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1455/1269	12/21/2021	LE	U	I	14	100
GRANTOR: MYERS JAMES C (ENH LE						
GRANTEE: MYERS TIMOTHY PATRI						
1414/0308	6/25/2020	LE	U	I	14	100
GRANTOR: JAMES C & HOLLE G MYE						
GRANTEE: JAMES SBARDELLA (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S49 E39 FOP= E10 N8W10 S8$ N8 E10 N41$ PTR= N30
UGR= N40 W26 FST= W22 S23 E22 N23$ S23 FSP= W22 S17 E22N17$
S17 E26$ S30$ PTR= N30 E60 FUS= N12 W40 S12 E40$ S30 W60$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0100	ELEV.PASS	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	4,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 12,200

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	0133	C	SFR LAKE	100		*RSF-2	0.00	0.00	21,880.84	SF		1.00	1.00	1.00	1.00	1.00	21,881							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.50 Total Land Value: 21,881 Market: 0 Agricultural: 0 Common: 21,881 PRINTED 11/21/2025 BY SYS