LOT 5 BLOCK 3 PINEMOUNT VILLAGE
DC 904-228, WD 904-229, WD 1079-

SHADDINGER RUTH L
213 SW ANN PL
LAKE CITY, FL 32024

2026

34-3S-16-02474-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

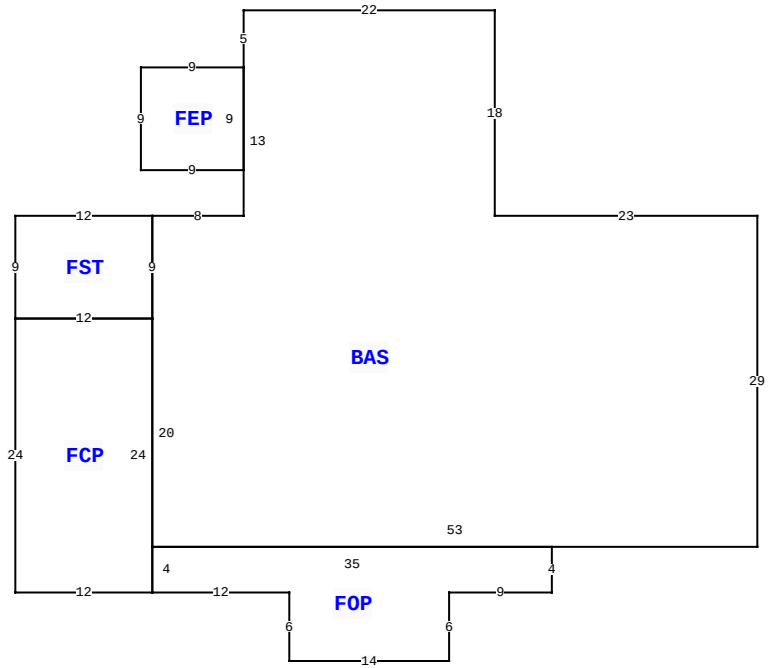
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	34316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100		1,933	175,262
FCP	288	25		72	6,528
FEP	81	80		65	5,894
FOP	224	30		67	6,075
FST	108	55		59	5,350
TOTALS	2,634			2,196	199,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	124.5420	139.49	306,320	1973	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1933 HX Base Yr 2007



213 SW ANN PL, 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		199,108
TOTAL MARKET OB/XF VALUE		19,782
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		237,390
SOH/AGL Deduction		79,422
ASSESSED VALUE		157,968
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		102,246
TOTAL JUST VALUE		237,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049126	Remodel	9,307	01/31/2024
24748	STORAGE	100	07/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1543/1872	6/17/2025	LE	U	I	14	100
GRANTOR: SHADDINGER RUTH L (EN						
GRANTEE: SHADDINGER JOE (RMD						
1300/0336	8/24/2015	WD	U	I	11	100
GRANTOR: JOHN E SHADDINGER						
GRANTEE: JOHN E & RUTH L SHA						

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	100	10	10	100.00	UT	7.50	7.50	100	1993	1993	3	100	750	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1993	1993	3	100	1,800	
3	0166	CONC,PAVMT	0	100	0	0	996.00	UT	2.00	2.00	100	1993	1993	3	100	1,992	
4	0210	GARAGE U	0	100	26	30	780.00	UT	18.00	18.00	100	2006	2006	3	100	14,040	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S5 FEP= W9 S9 E9 N9$ S13 W8 FST= W12 S9 E12 N9$ S9 FCP= W12 S24 E12 N24$ S20 FOP= S4 E12 S6 E14 N6 E 9 N4 W35$ E53 N29 W23 N18 $.

LAND DESCRIPTION

TOTAL OB/XF 19,782

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-	1125.00	175.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS