COMM NE COR OF NE1/4, RUN W
300 FT FOR POB, CONT W 1350
FT, S 1330 FT, E 1000 FT, N 13

HOWARD BRAD ANTHONY/HOWARD TESHA JENKINS
278 SW SHERIDAN LN
LAKE CITY, FL 32024

2026

36-3S-15-00301-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

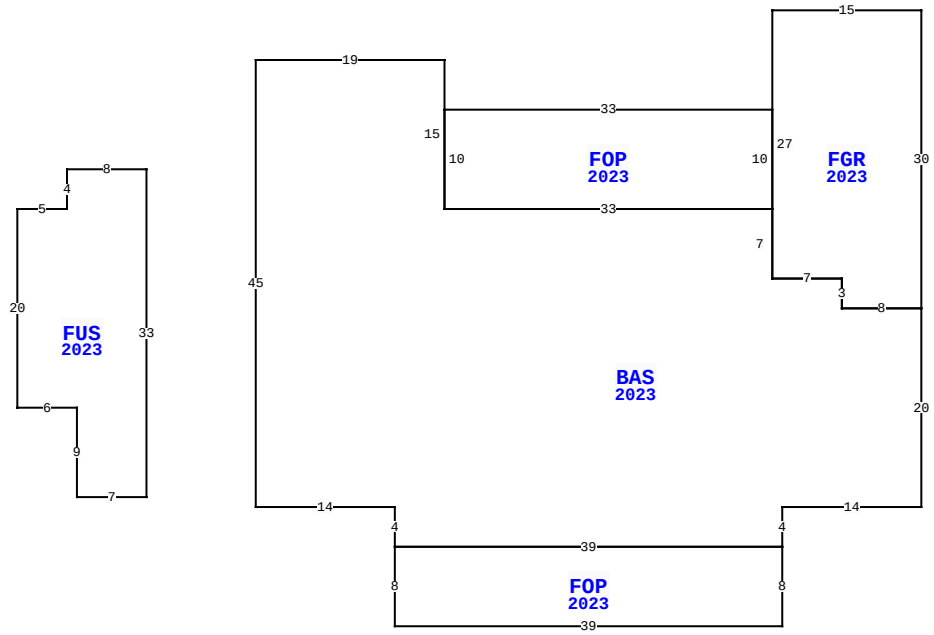
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2023	2,322	347,626
FGR	429	55	2023	236	35,331
FOP	312	30	2023	94	14,073
FOP	330	30	2023	99	14,822
FUS	355	100	2023	355	53,147
TOTALS	3,748			3,106	464,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,106	137.8030	154.34	479,380	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2677 HX Base Yr 2023



278 SW SHERIDAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		464,999
TOTAL MARKET OB/XF VALUE		19,680
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		505,199
SOH/AGL Deduction		117,562
ASSESSED VALUE		387,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,915
TOTAL JUST VALUE		682,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41421	SFR		02/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/0792	9/19/2019	WD	Q	V	01	145,000
GRANTOR: RICHARD R & JESSICA J						
GRANTEE: BRAD ANTHONY & TESH						
1367/1386	8/24/2018	WD	Q	V	01	144,000
GRANTOR: JAMES MAULDIN						
GRANTEE: RICHARD R & JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,20] W19 S45 E14 S4 E39 N4 E14 N20 W8 N3 W7 N7 W33 N15 $
FGR=[YR=2023;ORIG=148,15] W15 S27 E7 S3 E8 N30 $
FUS=[YR=2023;ORIG=70,31] W8 S4 W5 S20 E6 S9 E7 N33 $
FOP=[YR=2023;ORIG=100,25] E33 S10 W33 N10 $
FOP=[YR=2023;ORIG=95,69] E39 S8 W39 N8 $
.

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	320.00	UT	3.00	3.00	100	2023	2022		100	960	
2	0030	BARN,MT	0	100	30	60	1,800.00	UT	9.00	9.00	100	2023	2022		100	16,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,520.00	2,520.00	100	2024	2023		100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 19,680

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					2.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	280.00	280.00	9,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	187,000							

REVIEW DATE 01/31/2023 BY TW Total Acres: 36.00 Total Land Value: 20,520 Market: 187,000 Agricultural: 9,520 Common: 11,000 PRINTED 11/20/2025 BY SYS