(AKA LOT 12 MAGNOLIA ACRES S/D U
COMM SW COR OF NE1/4, RUN N 554.
CONT N 685.08 FT, E 736.54 FT, S

SHRUM KEITH E
390 SW IRIS CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

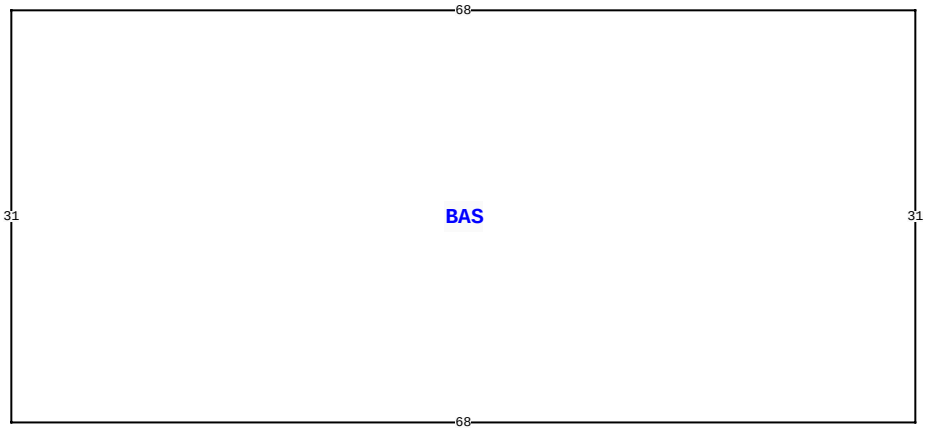
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	128,497
TOTALS	2,108			2,108	128,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,108	117.9000	110.83	233,630	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 1996 Heated Area: 2108 HX Base Yr 1996



390 SW IRIS 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		128,496
TOTAL MARKET OB/XF VALUE		25,700
TOTAL LAND VALUE - MARKET		93,100
TOTAL MARKET VALUE		247,296
SOH/AGL Deduction		148,066
ASSESSED VALUE		99,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,508
TOTAL JUST VALUE		247,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041920	Storage Building	12,000	05/14/2021
39327	MAINT/ALTR	0	02/21/2020
15605	M H	125	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/0732	4/10/1995	CD	Q	V		29,000

GRANTOR: DEAS-BULLARD PROPERTI
GRANTEE: KEITH E SHRUM & BAR

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	10,500.00	10,500.00	100	2021	2021		100	10,500	
5	0081	DECKING WI	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2021	2021		100	1,400	
6	0264	PRCH,FSP	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021		100	3,500	
7	0060	CARPORT F	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2021	2021		100	1,600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 25,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.80	AC		1.00	1.00	1.00	9,500.00	9,500.00	93,100							

REVIEW DATE 06/16/2021 BY JB Total Acres: 9.80 Total Land Value: 93,100 Market: 0 Agricultural: 0 Common: 93,100 PRINTED 11/18/2025 BY SYS