

COMM INTERS OF W LINE OF NE1/4
OF SW1/4 WITH NW R/W SR-47 FOR
POB, RUN N 549.74 FT TO S R/W

SHEARER WINONA O
5624 SW SR 47
LAKE CITY, FL 32024

2025

36-4S-16-03323-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	03	BELOW AVG. 100	0100	01	1,295	87.0480	94.01	121,743	1912	1912	0	0	0	35.00	65.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2006													Heated Area: 1244													HX Base Yr 2006												
Roof Cover	03	COMP SHNGL 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		1 100																																							
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			03	03																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM			01																																						
NEIGHBORHOOD/LOC			36416.010 1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,244	100		1,244	76,016																																				
UOP	40	20		8	489																																				
UOP	217	20		43	2,627																																				
TOTALS			1,501		1,295	79,133																																			
EXTRA FEATURES			5624 SW STATE ROAD 47 , LAKE CITY																																						
L N	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	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50																									
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																									
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50																									
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50																									
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400																									
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	150																									
LAND DESCRIPTION			TOTAL OB/XF 1,900																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	2.24	AC		1.00	1.00	1.00	18,000.00	18,000.00	40,320																								
REVIEW DATE 08/01/2019 BY BC Total Acres: 2.24 Total Land Value: 40,320 Market: 0 Agricultural: 0 Common: 40,320 PRINTED 05/12/2025 BY SYS																																									