

S DIV: BEG INTERS OF S LINE OF P  
 LINE COLBURN AVE, RUN S 101.54 F  
 RUN S 84.46 FT, W 105.22 FT, N 8

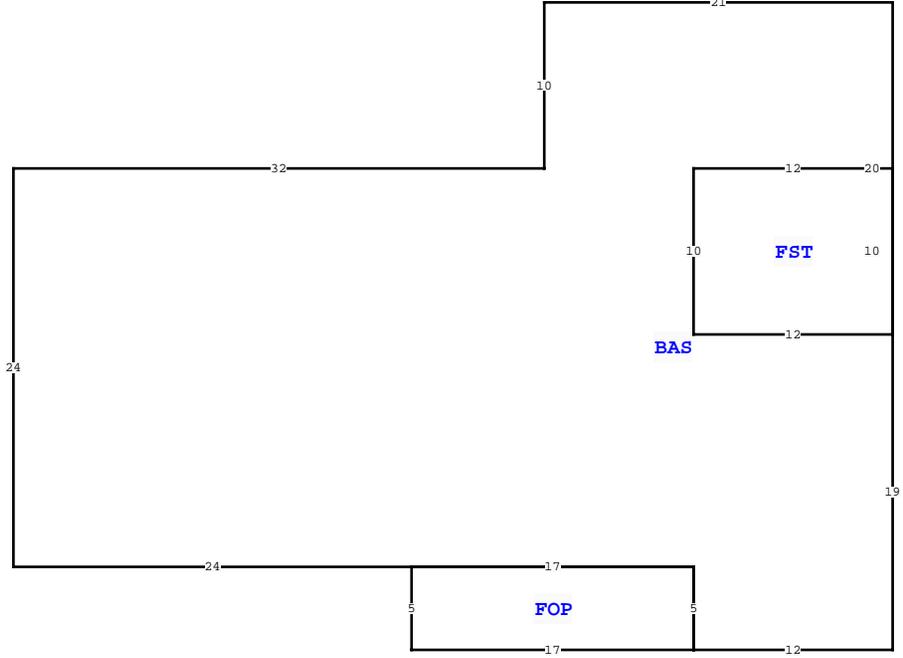
MCCLELLAN DIANNE MARY  
 372 SE COLBURN AVE  
 LAKE CITY, FL 32025

**2026**

00-00-00-13530-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	13 LAM/VNLPLK 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0100	01	1,634	112.3020	125.78	205,525	1963	2010	0	0	0	18.75	81.25			
1 SINGLE FAM 0% - 2023 Heated Area: 1542 HX Base Yr															



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	07			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100		1,542	157,587
FOP	85	30		26	2,657
FST	120	55		66	6,745
TOTALS	1,747			1,634	166,989

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		166,989	
TOTAL LAND VALUE - MARKET		1,800	
TOTAL MARKET VALUE		9,215	
SOH/AGL Deduction		178,004	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		178,004	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		178,004	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1171	8/13/2022	WD	Q	I	01	179,000
GRANTOR: SHANAHAN SHAWN						
GRANTEE: MCCLELLAN DIANNE MA						
1455/1013	12/20/2021	WD	Q	I	01	82,500
GRANTOR: HODGES SHELTON E						
GRANTEE: SHANAHAN SHAWN						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	

372 SE COLBURN AVE, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/27/2022 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 S10 W32 S24 E24 FOP= S5 E17 N5 W17 S E17 S5 E12 N19 FST= W12 N10 E12 S10 N20 S.	

LAND DESCRIPTION		TOTAL OB/XF															1,800							
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	0		*RSF-3	0.00	0.00	9,700.00	SF		1.00	1.00	1.00	0.95	0.95	9,215							