

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

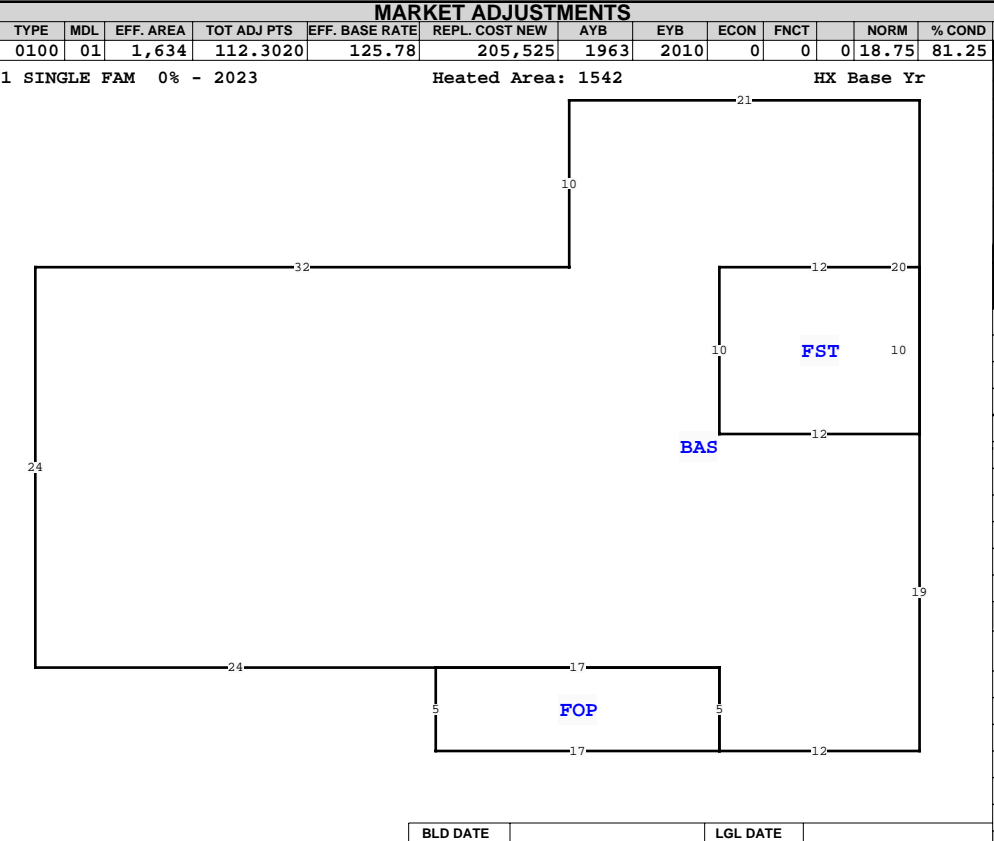
00-00-00-13530-000


ELEMENT	CD	CONSTRUCTION
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

Quality	05	05			
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

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	18.75	81.25

1 SINGLE FAM 0% - 2023 Heated Area: 1542 HX Base Yr



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

L	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	

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

BUILDING NOTES	

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

LAND DESCRIPTION		TOTAL OB/XF 1,800																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							