COMM NW COR OF SW1/4 OF NW1/4, R
FOR POB, CONT E 100 FT, S 230 FT
SHADY CREST RD, W ALONG R/W 100

MEZGER KIMBERLY ANN
271 SW SHADY LN
LAKE CITY, FL 32024

2027

04-4S-16-02772-012

BUILDING CHARACTERISTICS

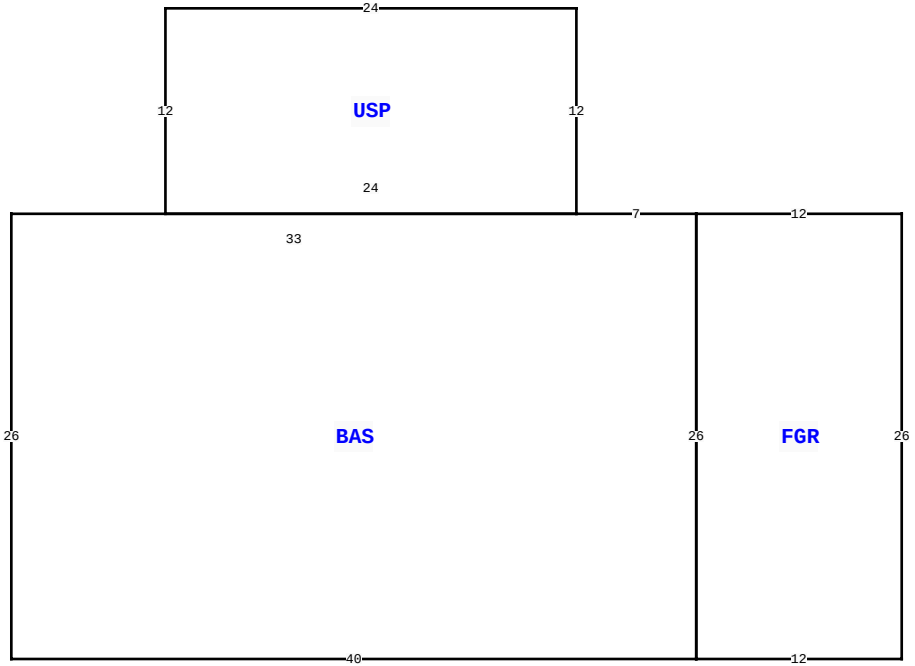
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	120,621
FGR	312	55		172	19,949
USP	288	35		101	11,715
TOTALS	1,640			1,313	152,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	120.5000	132.55	174,038	1989	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2023 Heated Area: 1040 HX Base Yr 2023



271 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,283
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		10,128
TOTAL MARKET VALUE		163,211
SOH/AGL Deduction		0
ASSESSED VALUE		163,211
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,800
TOTAL JUST VALUE		163,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,980

SALE:5:1:

SALE:4:1:

SALE:3:1:

SALE:2:1: DIVORCE - QC TO EX-WIFE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/805	3/02/2023	WD	U	I	11	100
GRANTOR: CALDWELL KIMBERLY ANN						
GRANTEE: MEZGER KIMBERLY ANN						
1459/399	2/08/2022	WD	Q	I	01	178,000
GRANTOR: CHANNELL DAVID M						
GRANTEE: CALDWELL KIMBERLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 USP= N12 W24 S12 E24$ W33 S26 E40 FGR= E12 N26 W12 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 800

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		00	0.00	0.00	0.53	AC		1.00	1.00	1.47	13,000.00	19,110.00	10,128							

REVIEW DATE 10/11/2023 BY KS Total Acres: 0.53 Total Land Value: 10,128 Market: 0 Agricultural: 0 Common: 10,128 PRINTED 11/17/2026 BY SYS