BEG NW COR OF SW1/4 OF NW1/4, RU
S 229.56 FT TO N R/W SHADY CREST
FT, N 228.62 FT, E 45.42 FT TO P

SINGH SIMRAN/SINGH RUDRA W
317 SW SHADY LN
LAKE CITY, FL 32024

2027

04-4S-16-02772-051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

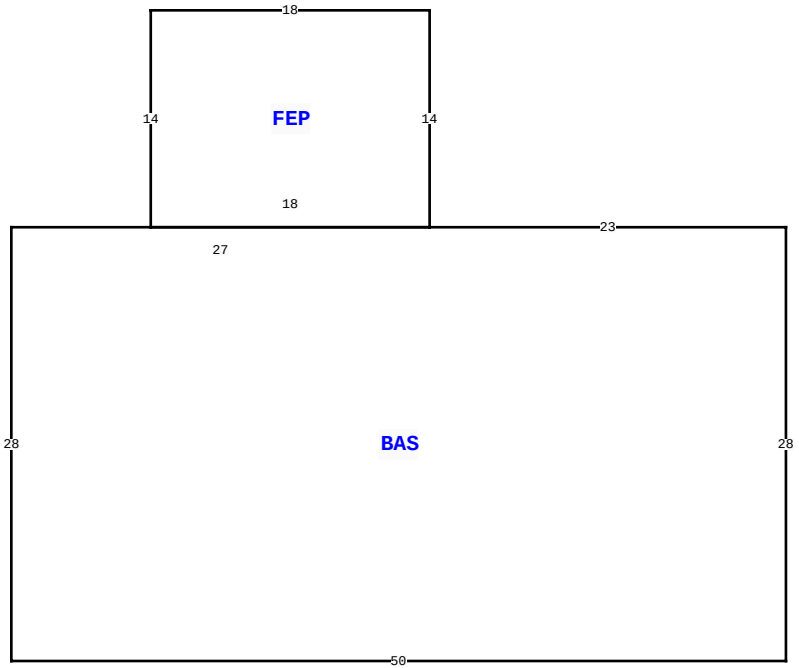
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	105,642
FEP	252	80		202	15,243
TOTALS	1,652			1,602	120,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,602	105.5340	116.09	185,976	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1400 HX Base Yr 2021



317 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
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	0296	SHED METAL	0	100	12	8	96.00	UT	3.50	3.50	100	0	0	3	100	336	
2	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	336	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,550	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,884
TOTAL MARKET OB/XF VALUE		4,322
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		155,206
SOH/AGL Deduction		32,785
ASSESSED VALUE		122,421
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,010
TOTAL JUST VALUE		155,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,403

SALE:2:1:

SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1409	9/04/2020	QC	U	I	11	45,000
GRANTOR: SIMRAN SINGH						
GRANTEE: SIMRAN SINGH & RUDR						
1382/0271	4/05/2019	WD	Q	I	01	116,600
GRANTOR: MARTHA SWEZZER						
GRANTEE: SIMRAN SINGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FEP= N14 W18 S14 E18$ W27 S28 E50 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,322

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	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 10/11/2023 BY JB Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS