LOTS 14 & 15 COUNTRY LANDINGS S/
820-229, 906-2239, 936-1026,

SHIPPEE WILLIAM S/SHIPPEE LAURA A FREDA
244 SW CHALLENGER LN
LAKE CITY, FL 32025

2027

07-4S-17-08106-114

BUILDING CHARACTERISTICS

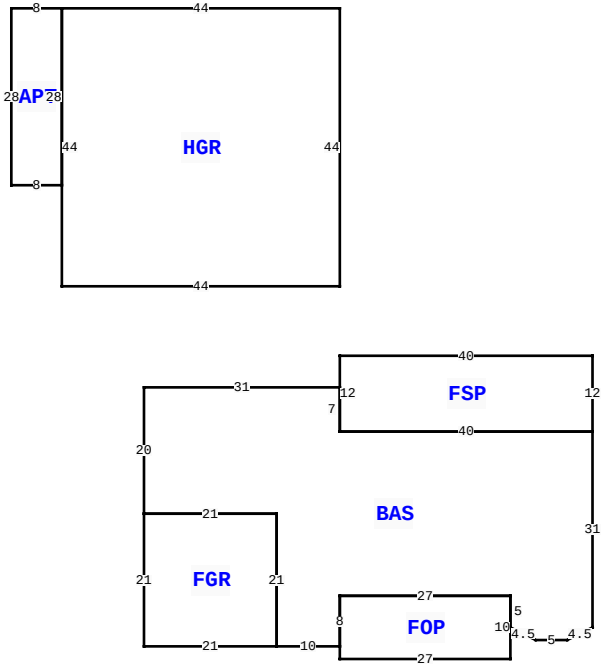
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	224	100		224	21,300
BAS	1,953	100		1,953	185,709
FGR	441	55		243	23,106
FOP	270	30		81	7,702
FSP	480	40		192	18,257
HGR	1,936	45		871	82,823
TOTALS	5,304			3,564	338,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,564	126.4395	139.08	495,681	2002	2002	0	0	0	31.63	68.37

1 SINGLE FAM 100% - 2017 Heated Area: 2177 HX Base Yr 2017



222 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
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	22	44	968.00	UT	1.50	1.50	100	2001	2001	3	100	1,452	
2	0166	CONC,PAVMT	0	100	0	0	1,002.00	UT	2.00	2.00	100	2003	2003	3	100	2,004	
3	0280	POOL R/CON	0	100	11	28	308.00	UT	70.00	70.00	100	2007	2007	3	54	11,642	
4	0282	POOL ENCL	0	100	22	52	1,144.00	UT	15.00	15.00	100	2007	2007	3	40	6,864	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,897
TOTAL MARKET OB/XF VALUE		21,962
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		430,859
SOH/AGL Deduction		124,916
ASSESSED VALUE		305,943
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		249,532
TOTAL JUST VALUE		430,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,024

LAND:2:1: 0.50 AC.

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045586	Roof Replacement	20,582	09/30/2022
26260	POOL ENCL	40	09/21/2007
25982	POOL	230	07/03/2007
19186	SFR	314	02/04/2002
17676	PLANE HNGR	70	11/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/2010	11/29/2018	QC	U	V	11	100
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: ROBERT T WARNER						
1373/2004	11/26/2018	QC	U	V	11	100
GRANTOR: ENTRUST MIDWEST LLC F						
GRANTEE: EQUITY TRUST COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S20 FGR= S21 E21 N21 W21$ E21 S21 E10 FOP= S2 E27 N10 W27 S8$ N8 E27 S5 R4 D2 E5 U2 R4 N31 FSP= N12 W40 S12 E40$ W40 N7 PTR= N60 HGR= W44 APT= W8 S28 E8 N28$ S44 E44 N44$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 21,962

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		RSF-1	115.00	189.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-1	113.00	191.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.99 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS