LOT 23 ROLLING OAKS S/D.

728-124, 765-516, 842-1, 868-111

SHAFFER RONALD E/SHAFFER TANYA M
P O BOX 2241
LAKE CITY, FL 32056

2027

09-3S-16-02049-123

BUILDING CHARACTERISTICS

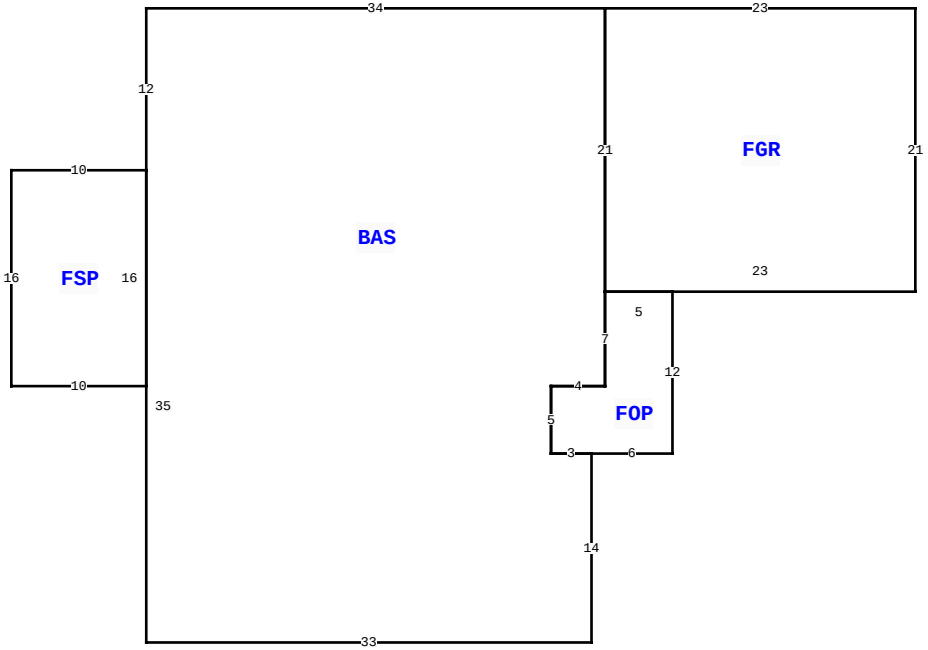
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100		1,564	150,732
FGR	483	55		266	25,636
FOP	80	30		24	2,313
FSP	160	40		64	6,168
TOTALS	2,287			1,918	184,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	125.1600	137.68	264,070	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2005 Heated Area: 1564 HX Base Yr 2005



698 NW ARMADILLO LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	541.00	UT	1.50	1.50	100	1995	1995	3	100	812	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	2,600.00	UT	2.00	2.00	100	2013	2013	3	100	5,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,849
TOTAL MARKET OB/XF VALUE		6,712
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,561
SOH/AGL Deduction		64,885
ASSESSED VALUE		181,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,265
TOTAL JUST VALUE		246,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9860	SFR	250	06/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1079	10/27/2004	WD	Q	I		125,000
GRANTOR: MAXWELL						
GRANTEE: SHAFFER						
0868/1110	10/30/1998	WD	Q	I		106,500
GRANTOR: FREDRICK						
GRANTEE: MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S12 FSP= W10 S16 E10 N16$ S35 E33 N14 FOP= E6 N12 W5 S7 W4 S5 E3$ W3 N5 E4 N7 FGR= E23 N21 W23 S21$ N21$.

LAND DESCRIPTION

TOTAL OB/XF 6,712

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS