LOT 38 BLK A COLUMBIA ESTATES.
695-486, PB 957-613, 966-1859.

MCSHANE PATRICK J/MCSHANE SANDRA L
8406 SW STATE ROAD 47
LAKE CITY, FL 32024

2026

10-5S-16-03529-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

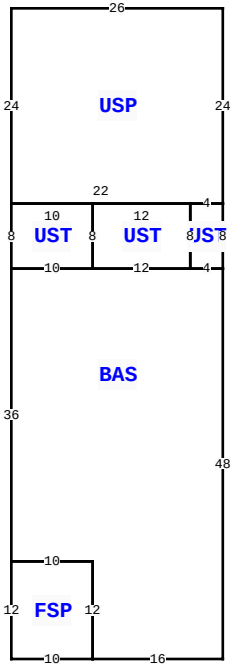
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100		1,128	69,178
FSP	120	40		48	2,944
USP	624	35		218	13,369
UST	32	45		14	859
UST	80	45		36	2,208
UST	96	45		43	2,637
TOTALS	2,080			1,487	91,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	82.7640	94.35	140,298	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1128 HX Base Yr 2004



8406 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,194
TOTAL MARKET OB/XF VALUE		11,872
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		126,066
SOH/AGL Deduction		51,047
ASSESSED VALUE		75,019
TOTAL EXEMPTION VALUE	HX HB	44,403
BASE TAXABLE VALUE		30,616
TOTAL JUST VALUE		126,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,471

SALE:1:1: WHAT IS ON THIS PROPERTY?

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0982/0456	4/30/2003	WD	Q	I	06	33,000
GRANTOR: HEAT PRODUCTS INC (FR						
GRANTEE: PATRICK J & SANDRA						
0972/2567	1/24/2003	WD	Q	I		32,000
GRANTOR: WRIGHT & ST JEAN						
GRANTEE: HEAT PRODUCTS INC						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N8 W4 S8 E4$ BAS= W4 UST= N8 USP= E4 N24 W26 S24 E22$ W12 S8 E12$ W12 UST= N8 W10 S8 E10$ W10 S36 FSP= S12 E10 N12 W10$E10 S12 E16 N48$.

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	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
2	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	100	2007	2007	3	100	1,000	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
5	0030	BARN,MT	0	0	18	26	468.00	UT	12.00	12.00	100	2007	2007	3	100	5,616	

LAND DESCRIPTION

TOTAL OB/XF 11,872

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.06 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 05/08/2026 BY SYS