COMM NW COR OF SE1/4 OF NW1/4, R
FT TO S R/W SR-247, NE'LY ALONG
FOR POB, CONT NE'LY 206 FT, SE 2

SHIVER TERRY D/SHIVER NANCY F
2097 SW SR 247
LAKE CITY, FL 32024

2027

11-4S-16-02908-000

BUILDING CHARACTERISTICS

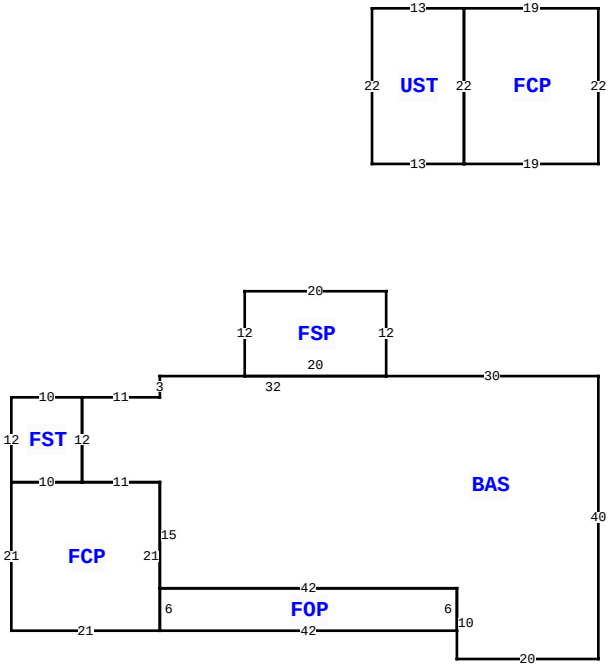
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100		2,192	171,831
FCP	418	25		104	8,152
FCP	441	25		110	8,623
FOP	252	30		76	5,958
FSP	240	40		96	7,526
FST	120	55		66	5,174
UST	286	45		129	10,112
TOTALS	3,949			2,773	217,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	109.6320	120.60	334,424	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2192 HX Base Yr 1997



2097 SW STATE ROAD 247 , 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	225	10	1.00	UT	1,080.00	1,080.00	50	0	0	3	50	540	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	75	1993	1993	3	75	675	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	217,376
TOTAL MARKET OB/XF VALUE	2,415
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	232,791
SOH/AGL Deduction	94,215
ASSESSED VALUE	138,576
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,165
TOTAL JUST VALUE	232,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,738

SALE:2:1: 1 AC WITH IMP INCLUDED 48.95 AC-02905-09

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050288	Roof Replacement	9,900	07/05/2024
25413	MAINT/ALTR	50	01/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/0462	5/17/1996	WD	Q	I		87,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: TERRY & NANCY SHIVE						
0803/1853	3/30/1995	WD	U	I	35	270,100
GRANTOR: FAYE HODGES MCCLELLAN						
GRANTEE: PETER W GIEBEIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N12 W20 S12 E20$ W32 S3 W11 FST= W10 S12 E10 N12$ S12 FCP= W10 S21 E21N21 W11$E11 S15 FOP= S6 E42 N6 W42$ E42S10 E20 N40$ PTR= N30 FCP= N22 W19 UST= W13 S22 E13 N22$ S22 E19$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,415

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	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 08/08/2024 BY JS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS