

BEG AT SE COR OF NE1/4 OF SW1/4,  
664.82 FT, E 659.54 FT, S 665.73  
PARCEL 4 OF MURRAY ACRES UNREC S

SHELDON RACHEL K/SHELDON JOSEPH JR  
233 SW BALLARD CT  
LAKE CITY, FL 32024

2026

13-4S-15-00358-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	2023
TOTALS	1,800		1,800
			196,695

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,800	117.5000	117.50	211,500	2021	2021	0	0	7.00	93.00
1 MANUF 3		100% - 2023		Heated Area: 1800				HX Base Yr 2023			

BAS  
2023

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			196,695
TOTAL MARKET OB/XF VALUE			11,800
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			303,495
SOH/AGL Deduction			18,308
ASSESSED VALUE			285,187
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			233,776
TOTAL JUST VALUE			303,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39979	M H	0	06/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/15	7/13/2022	WD	U	I	34	70,000
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: SHELDON RACHEL K						
1406/1410	2/26/2020	WD	Q	V	03	85,000
GRANTOR: RANDALL R & SIBYL R						
GRANTEE: BLUE SKY TIMBER-LAN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=15,10] E60 S30 W60 N30 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							