LOT 15 SHILOH RIDGE S/D UNR: COM
SW1/4 OF SW1/4, N 666.81 FT, W 9
POB, CONT W 327.28 FT, N 1338.40

PELDAI-COOK ANDREA LEE
353 SW GIDEON PL
FORT WHITE, FL 32038

2027

14-7S-16-04226-124

BUILDING CHARACTERISTICS

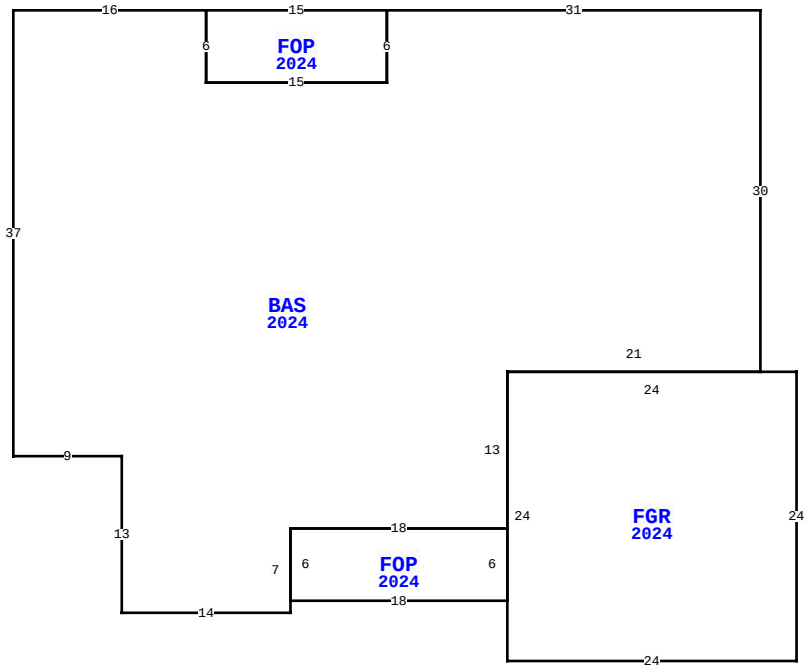
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	2024	2,347	285,139
FGR	576	55	2024	317	38,512
FOP	90	30	2024	27	3,280
FOP	108	30	2024	32	3,888
TOTALS	3,121			2,723	330,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	112.7000	123.97	337,570	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2347 HX Base Yr 2025



353 SW GIDEON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	06/06/2023 SPF

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,215.00	1,215.00	100	2024	2023		100	1,215	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		330,819
TOTAL MARKET OB/XF VALUE		3,615
TOTAL LAND VALUE - MARKET		110,770
TOTAL MARKET VALUE		349,470
SOH/AGL Deduction		0
ASSESSED VALUE		349,470
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		293,059
TOTAL JUST VALUE		445,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048301	Storage Building	5,200	10/02/2023
000046373	New Residential C	400,000	01/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1433	9/02/2026	LE	U	I	14	0
GRANTOR: PELDAI-COOK ANDREA LE						
GRANTEE: PELDAI-COOK ANDREA						
1457/1294	1/20/2022	WD	Q	V	01	95,000
GRANTOR: TAMBASCO MARYLISA						
GRANTEE: PELDAI-COOK ANDREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=29,-20] W31 S6 W15 N6 W16 S37 E9 S13 E14 N7 E18 N13 E21 N30 $
FGR=[YR=2024;ORIG=8,10] E24 S24 W24 N24 $
FOP=[YR=2024;ORIG=-10,23] E18 S6 W18 N6 $
FOP=[YR=2024;ORIG=-17,-20] E15 S6 W15 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,615

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	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0					9.07	AC		1.00	1.00	1.00	445.00	445.00	4,036							
3	9910	M	MKT.VAL.AG	0					9.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,770							

REVIEW DATE 03/18/2026 BY robin Total Acres: 10.07 Total Land Value: 15,036 Market: 99,770 Agricultural: 4,036 Common: 11,000 PRINTED 11/17/2026 BY SYS