

COMM SE COR OF SEC, RUN N 1417.8
N 1468.5 FT, W 501.41 FT FOR POB
FT, W 150 FT, N 210.07 FT, E 150

SWALWELL AUSTIN J/SWALWELL SABRYNA
353 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

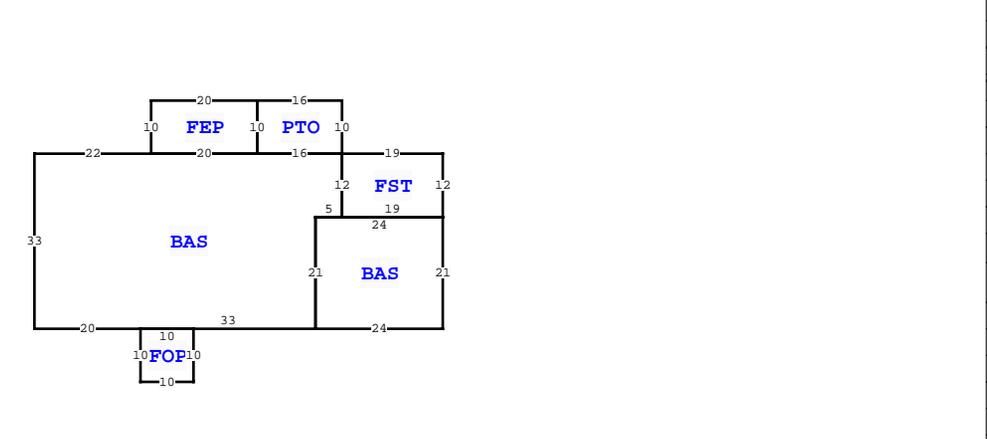
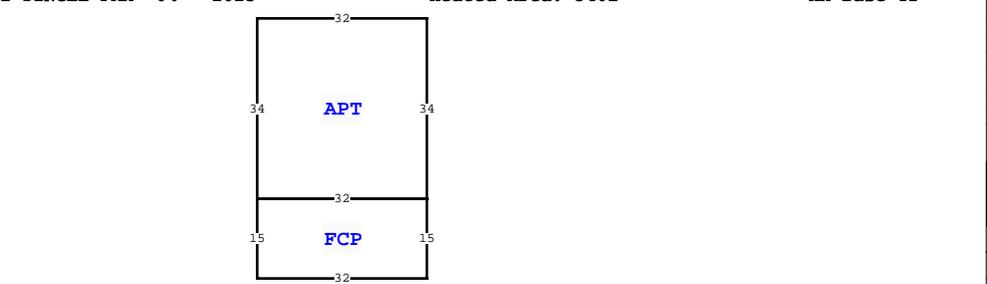
18-4S-17-08477-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,844	115.8050	132.02	507,485	1981	1981	0	0	0	35.00	65.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		329,865	
TOTAL MARKET OB/XF VALUE		19,800	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		372,165	
SOH/AGL Deduction		0	
ASSESSED VALUE		372,165	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		372,165	
TOTAL JUST VALUE		372,165	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,369	



DOR CODE		0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06	
NEIGHBORHOOD/LOC			
18417.030 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
APT	1,088	100	93,365
BAS	504	100	43,250
BAS	1,809	100	155,236
FCP	480	25	10,297
FEP	200	80	13,730
FOP	100	30	2,575
FST	228	55	10,727
PTO	160	5	686
TOTALS	4,569		329,865

353 SW GREENRIDGE LN, LAKE CITY

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/14/2026 MLU
INC DATE	AG DATE	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	SALE PRICE
1513/1631	4/30/2024	WD Q I 05	430,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043918	Solar Power Syste	54,000	03/14/2022
12000	STORAGE	110	01/02/1996

GRANTOR: MCHENRY SHAWN AARON						
GRANTEE: SWALWELL AUSTIN J						
OFF RECORD Number	DATE	TYPE INST	SALE PRICE			
1419/1411	9/11/2020	WD Q I 05	249,900			
GRANTOR: ELIANA THORMANN						
GRANTEE: SHAWN AARON & TERES						

EXTRA FEATURES																
L N	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	0031	BARN,MT AE	0	0	50	52	2,600.00	UT	10.00	50	1997	1997	3	50	13,000	
2	0070	CARPORT UF	0	0	20	36	720.00	UT	3.00	100	1997	1997	3	100	2,160	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	100	1997	1997	3	100	3,000	
4	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	100	1997	1997	3	100	240	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	1993	1993	3	100	600	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	2012	2012	3	100	500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	

BUILDING NOTES													
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BUILDING DIMENSIONS
 BAS= W22 S33 E20 FOP= S10 E10 N10 W10\$ E33 BAS= E24 N21W24
 S21\$ N21 E5 FST= E19 N12 W19 S12\$ N12 PTO= N10 W16 S10E16\$
 W16 FEP= N10 PTR= N20 FCP= N15 APT= N34 E32 S34 W32\$ E32 S15
 W32\$ S20\$ W20 S10 E20\$ W20\$.

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	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							