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

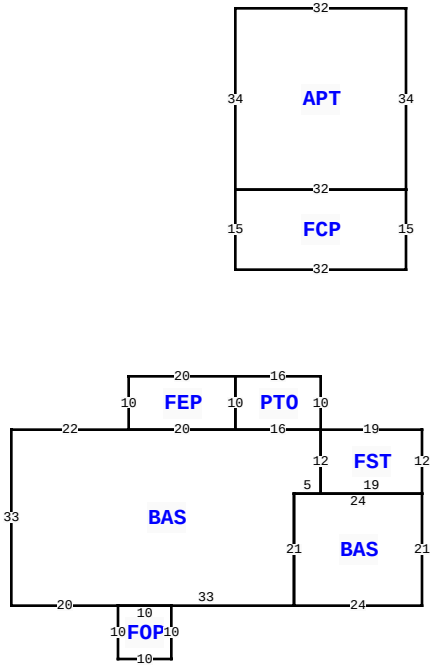
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,088	100		1,088	91,724
BAS	504	100		504	42,490
BAS	1,809	100		1,809	152,508
FCP	480	25		120	10,117
FEP	200	80		160	13,489
FOP	100	30		30	2,529
FST	228	55		125	10,538
PTO	160	5		8	675
TOTALS	4,569			3,844	324,069

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	129.70	498,567	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 3401 HX Base Yr



353 SW GREENRIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0031	BARN,MT AE	0	0	50	52	2,600.00	UT	10.00	10.00	50	1997	1997	3	50	13,000	
2	0070	CARPORT UF	0	0	20	36	720.00	UT	3.00	3.00	100	1997	1997	3	100	2,160	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	3,000	
4	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	100	1997	1997	3	100	240	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	324,069
TOTAL MARKET OB/XF VALUE	19,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	366,369
SOH/AGL Deduction	0
ASSESSED VALUE	366,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,369
TOTAL JUST VALUE	366,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,369

SALE:2:1: AKA LOT 14 GREENRIDGE ESTATES MORTH UNRE
PRMT:1:1: PREFINISHED METAL BLDG
SALE:1:1: SALE INCLUDED PARCE # 8477-113

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1513/1631	4/30/2024	WD	Q	I	05	430,000
GRANTOR: MCHENRY SHAWN AARON						
GRANTEE: SWALWELL AUSTIN J						
1419/1411	9/11/2020	WD	Q	I	05	249,900
GRANTOR: ELIANA THORMANN						
GRANTEE: SHAWN AARON & TERES						

BUILDING NOTES

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 19,800

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

REVIEW DATE 05/15/2024 BY TP Total Acres: 0.72 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2026 BY SYS