NE1/4 OF SW1/4 LYING W OF CR-47, COR & EX 1 AC IN SE COR & EX 3.0 EX 1.25 AC DESC IN ORB 641-628 &

HOLLINGSWORTH SHIRLEY PEARL/MURPHY LELER SUE
270 SW SHIRLEY COURT
LAKE CITY, FL 32025

2027

19-4S-17-08551-000

BUILDING CHARACTERISTICS

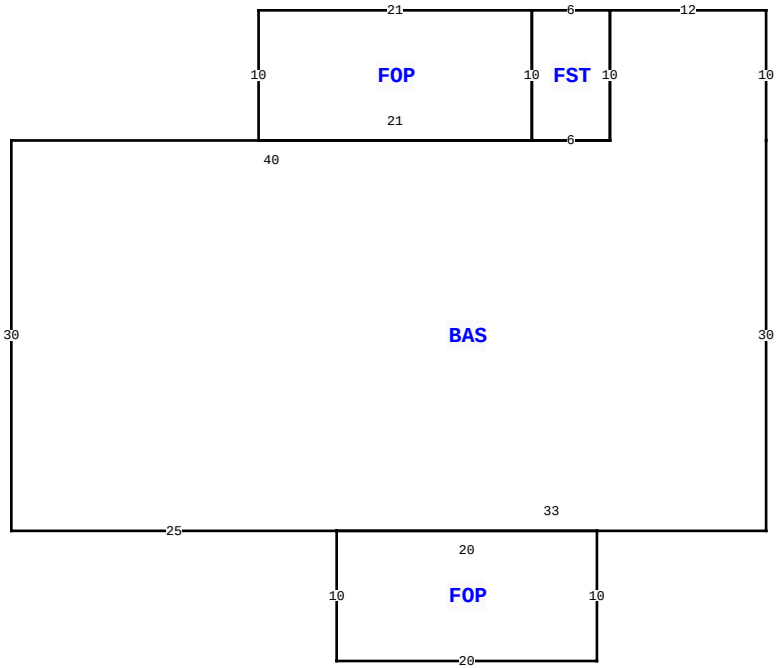
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	151,959
FOP	200	30		60	4,902
FOP	210	30		63	5,147
FST	60	55		33	2,696
TOTALS	2,330			2,016	164,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	114.2680	125.69	253,391	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1860 HX Base Yr



3242 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	01/26/2023 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	0296	SHED METAL	0	0	25	75	1,875.00	UT	0.75	0.75	100	0	0	3	100	1,406	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	164,704
TOTAL MARKET OB/XF VALUE	6,406
TOTAL LAND VALUE - MARKET	762,750
TOTAL MARKET VALUE	329,375
SOH/AGL Deduction	83,073
ASSESSED VALUE	246,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,302
TOTAL JUST VALUE	933,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	936,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050472	Roof Replacement	10,900	07/31/2024
24377	COMMERCIAL	225	04/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W12 FST= W6 S10 E6N10$ S10 W6 FOP= N10 W21 S10E21$ W40 S30 E25 FOP= S10 E20 N10 W20$ E33 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,406

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		CI	0.00	0.00	2.00	AC		1.00	0.50	0.50	150,000.00	75,000.00	150,000							
2	6200	A	PASTURE 3	0		CI	0.00	0.00	8.09	AC		1.00	1.00	1.00	280.00	280.00	2,265							
3	9600	C	WASTELAND	0		CI	0.00	0.00	4.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	6,000							
4	9910	M	MKT.VAL.AG	0		CI	0.00	0.00	8.09	AC		1.00	1.00	0.50	150,000.00	75,000.00	606,750							

REVIEW DATE 09/03/2024 BY JS Total Acres: 14.09 Total Land Value: 158,265 Market: 606,750 Agricultural: 2,265 Common: 156,000 PRINTED 11/17/2026 BY SYS