COMM NW COR OF NE1/4 OF SW1/4,
RUN S 630 FT FOR POB, CONT S
469.93 FT, E 210 FT, N 469.93

HOLLINGSWORTH SHIRLEY PEARL
270 SW SHIRLEY COURT
LAKE CITY, FL 32025

2027

19-4S-17-08552-001

BUILDING CHARACTERISTICS

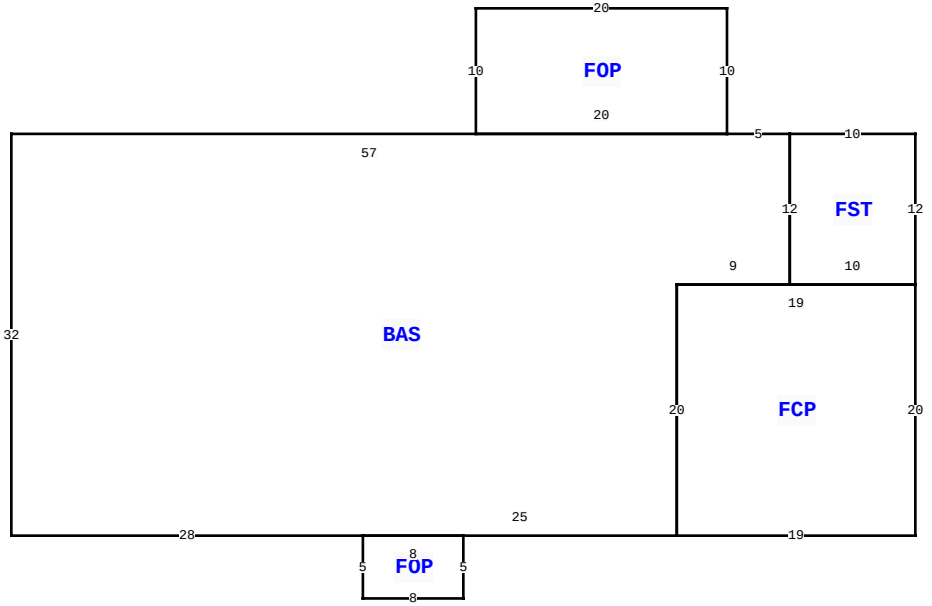
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0100	SINGLE FAMILY
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	1,804	100		1,804	143,010
FCP	380	25		95	7,531
FOP	40	30		12	952
FOP	200	30		60	4,757
FST	120	55		66	5,232
TOTALS	2,544			2,037	161,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	110.8710	121.96	248,433	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1804 HX Base Yr



270 SW SHIRLEY CT, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	24	36	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	24	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,481
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		49,350
TOTAL MARKET VALUE		224,831
SOH/AGL Deduction		108,047
ASSESSED VALUE		116,784
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		60,373
TOTAL JUST VALUE		224,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/1796	5/25/2004	WD	Q	I	03	100
GRANTOR: SCOTT W HOLLINGSWORTH						
GRANTEE: WARREN W & SHIRLEY						
0868/2344	8/28/1998	WD	U	I		100
GRANTOR: WARREN W & SHIRLEY PE						
GRANTEE: SCOTT W HOLLINGSWOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FOP= N10 W20 S10 E20$ W57 S32 E28 FOP= S5 E8 N5 W8$
E25 FCP= E19 N20 W19 S20$N20 E9 FST= E10 N12 W10 S12$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 14,000

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		CI	0.00	0.00	3.29	AC		1.00	1.00	0.25	60,000.00	15,000.00	49,350							

REVIEW DATE 05/09/2017 BY DF Total Acres: 3.29 Total Land Value: 49,350 Market: 0 Agricultural: 0 Common: 49,350 PRINTED 11/17/2026 BY SYS