COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN W 1340.77 FT, N 519
1338.74 FT, S 265.43 FT, RUN E 1

STEVENS WENDY L
455 SW OYSTERSHELL GLN
LAKE CITY, FL 32024

2027

20-4S-16-03076-010

BUILDING CHARACTERISTICS

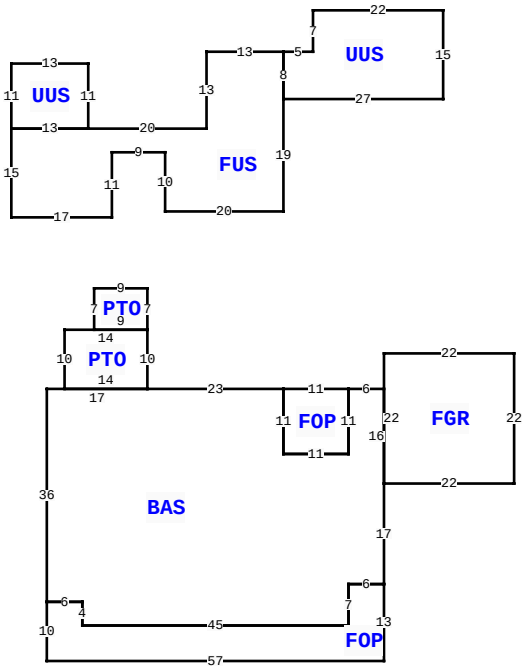
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100		2,093	176,505
FGR	484	55		266	22,432
FOP	121	30		36	3,036
FOP	408	30		122	10,288
FUS	740	100		740	62,405
PTO	63	5		3	253
PTO	140	5		7	590
UUS	143	50		72	6,072
UUS	370	50		185	15,601
TOTALS	4,562			3,524	297,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,524	117.9423	129.74	457,204	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2833 HX Base Yr



455 SW OYSTERSHELL GLN, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 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	0166	CONC,PAVMT	0	100	0	0	1,355.00	UT	1.50	1.50	100	0	0	3	100	2,033	
2	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	1998	1998	3	40	10,752	
3	0264	PRCH,FSP	0	100	25	41	1,025.00	UT	4.00	4.00	100	1998	1998	3	100	4,100	
4	0120	CLFENCE 4	0	100	0	0	100.00	UT	4.50	4.50	100	1999	1999	3	100	450	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		297,183
TOTAL MARKET OB/XF VALUE		18,535
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		329,223
SOH/AGL Deduction		98,880
ASSESSED VALUE		230,343
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,932
TOTAL JUST VALUE		410,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,123

XFOB:1:1: CYPRESS MANOR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14195	POOL	110	06/26/1998
7222	SFR	75,000	06/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2165	2/5/2026	PR	U	I	11	0
GRANTOR: CLERK OF COURT (STEVE						
GRANTEE: STEVENS WENDY L						
1231/0995	12/27/2011	WD	U	I	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: DON RICHARD STEVENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= N10 PTO= N7 W9 S7 E9$ W14 S10 E14$ W17 S36 FOP= S10 E57 N13W6 S7 W45 N4 W6$ E6 S4 E45 N7 E6 N17 FGR= E22 N22 W22 S22$N16 W6 FOP= W11 S11E11 N11$S11 W11 N11$ PTR= N30 FUS= N19 UUS= E27 N15 W22 S7W5S8$ N8W13 S13 W20 UUS= N11 W13 S11 E13$ W13 S15 E17 N11 E9 S10 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 18,535

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 04/22/2025 BY KS Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/16/2026 BY SYS