LOT 2 BLOCK A FOREST COUNTRY SEC
710-356, WD 1477-1241,

MURREY MICHAEL & NORMA JEAN JOINT REVOCABLE TRUST
438 SW SHORT LEAF DR
LAKE CITY, FL 32024

2027

21-4S-16-03080-003

BUILDING CHARACTERISTICS

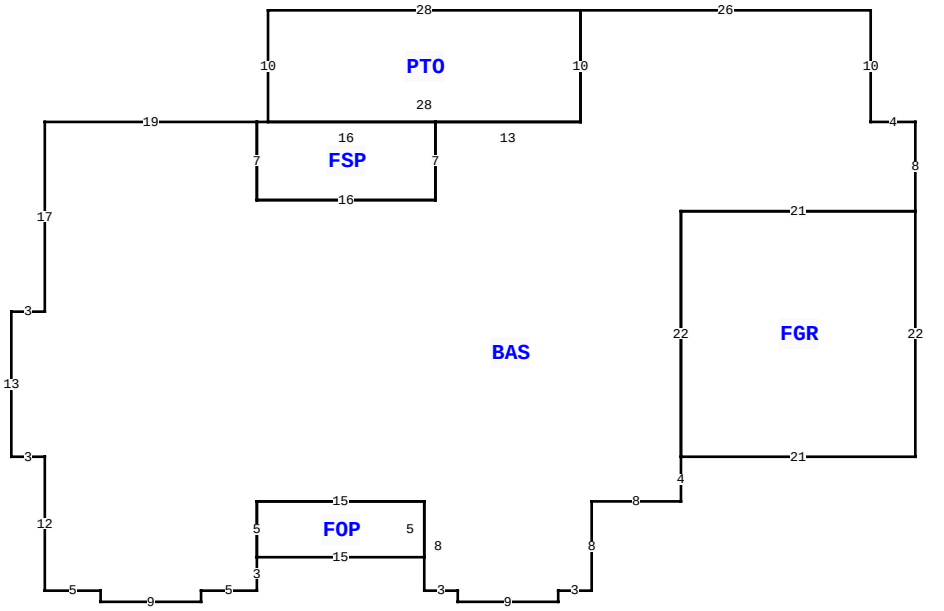
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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		21416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,583	100		2,583	203,858
FGR	462	55		254	20,047
FOP	75	30		22	1,736
FSP	112	40		45	3,552
PTO	280	5		14	1,105
TOTALS	3,512			2,918	230,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,918	110.3860	121.42	354,304	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2583 HX Base Yr



438 SW SHORT LEAF DR, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0070	CARPORT UF	0	100	18	34	612.00	UT	3.00	3.00	70	1993	1993	3	70	1,285	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	70	1993	1993	3	70	630	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	415.00	UT	10.50	10.50	25	2014	2014	3	25	1,089	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,298
TOTAL MARKET OB/XF VALUE		7,404
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		272,702
SOH/AGL Deduction		79,043
ASSESSED VALUE		193,659
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,248
TOTAL JUST VALUE		272,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053590	Generator		07/15/2025
000051605	Roof Replacement	30,048	11/24/2024
28466	MAINT/ALTR	45	04/06/2010
27817	REMODEL	25	05/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1241	10/05/2022	WD	U	I	11	100
GRANTOR: MURREY MICHAEL D						
GRANTEE: MURREY MICHAEL & NO						
0710/0356	2/06/1990	WD	Q	V		10,500
GRANTOR: ALEX STEVENS						
GRANTEE: MICHAEL MURREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= W28 S10 E28 N10$ S10 W13 FSP= W16 S7 E16 N7$ S7 W16 N7 W19 S17 W3 S13 E3 S12 E5 S1 E9 N1 E5 N3 FOP= E15 N5 W15 S5$ N5 E15S8 E3 S1 E9 N1 E3 N8 E8 N4 FGR= E21 N22 W21 S22$ N22 E21 N8 W4 N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,404

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS