LOT 3 BLOCK A FOREST COUNTRY
SECOND ADDITION. ORB 621-648,
785-613, TO TRUST 942-116,

TINER LIVING TRUST
406 SW SHORT LEAF DR
LAKE CITY, FL 32024

2027

21-4S-16-03080-004

BUILDING CHARACTERISTICS

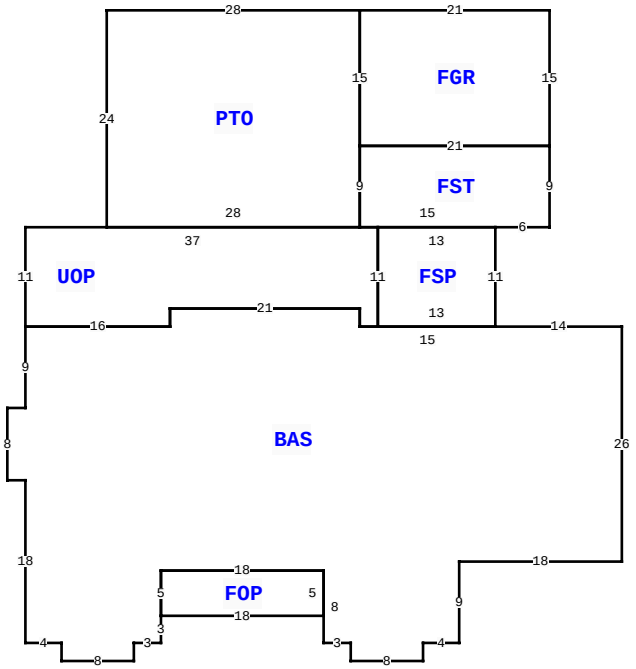
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
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	2,094	100		2,094	192,765
FGR	315	55		173	15,926
FOP	90	30		27	2,485
FSP	143	40		57	5,247
FST	189	55		104	9,574
PTO	672	5		34	3,130
UOP	387	20		77	7,088
TOTALS	3,890			2,566	236,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,566	122.6764	134.94	346,256	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 1995 Heated Area: 2094 HX Base Yr 1995



406 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	0166	CONC,PAVMT	0	100	0	0	2,250.00	UT	1.50	1.50	100	0	0	3	100	3,375	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	70	1993	1993	3	70	700	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,216
TOTAL MARKET OB/XF VALUE		5,275
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,491
SOH/AGL Deduction		77,589
ASSESSED VALUE		198,902
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,491
TOTAL JUST VALUE		276,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8018	SFR	66,000	01/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0116	12/06/2001	WD	Q	I	01	100
GRANTOR: M VIRGINIA TINER						
GRANTEE: M VIRGINIA TINER AS						
0785/0613	1/20/1994	WD	Q	V		12,500
GRANTOR: JEFF SIMMONS						
GRANTEE: VIRGINIA TINER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N11 FST= E6 N9 FGR= N15 W21 S15 E21$ W21 PTO= N15 W28 S24 E28 N9$ S9 UOP= W37 S11 E16 N2 E21 S2 E2N11 W2$ E15$ W13S11E 13$ W15 N2W21 S2 W16 S9 W2 S8 E2 S18 E4 S2 E8 N2 E3 N3 FOP= E18 N5 W18 S5$ N5 E18 S8 E3 S2 E8 N2 E4 N9 E18 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,275

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: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS