



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 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	2,143	100		2,143	180,206
FGR	552	55		304	25,563
FOP	16	30		5	421
FSP	304	40		122	10,259
PTO	496	5		25	2,102
TOTALS	3,511			2,599	218,551

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,599	113.4840	129.37	336,233	1988	1988	0	0	35.00	65.00	

1 SINGLE FAM 100% - 0 Heated Area: 2143 HX Base Yr

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,551
TOTAL MARKET OB/XF VALUE		10,456
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		264,007
SOH/AGL Deduction		90,877
ASSESSED VALUE		173,130
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,719
TOTAL JUST VALUE		264,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052027	Generator	0	01/09/2025
40462	REMODEL	0	08/27/2020
30943	MAINT/ALTR	50	04/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/1064	12/10/1992	WD	Q	I		90,900
GRANTOR: JERRY PASBRIG						
GRANTEE: JOSEPH L HARRELL						
0644/0754	2/22/1988	WD	Q	V		9,000
GRANTOR: STEVENS ALEX H &						
GRANTEE: PASBRIG JERRY &						

EXTRA FEATURES																
L N	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	1.00	UT	0.00	100	0	0	3	100	2,300	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	70	1993	1993	3	70	756	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	100	2,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF												
374 SW SHORT LEAF DR, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						04/14/2026	MLU					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W18 FSP= W19 S16 E19 N16\$ S16 W19 PTO= N16 W31 S16 E31\$ W22 S25 FGR= W24 S23E24 N23\$ S12 E20 N8 E7 FOP= E4 N4 W4 S4\$ N4 E4 S4 E28 N45\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								