LOT 1 BLOCK B FOREST COUNTRY SEC
707-816, WD 1014-1382.

STEINRUCK NICK A/STEINRUCK ANGELIA C
427 SW SHORT LEAF DR
LAKE CITY, FL 32024

2027

21-4S-16-03080-009

BUILDING CHARACTERISTICS

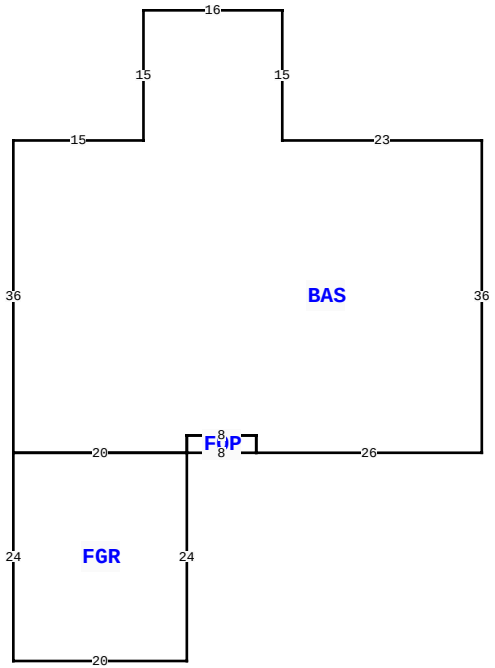
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,168	100		2,168	235,185
FGR	480	55		264	28,638
FOP	16	30		5	542
TOTALS	2,664			2,437	264,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,437	123.2748	135.60	330,457	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2168 HX Base Yr 2006



427 SW SHORT LEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,869.00	UT	2.00	2.00	100	2005	2005	3	100	3,738	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	264,366
TOTAL MARKET OB/XF VALUE	10,338
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	309,704
SOH/AGL Deduction	85,740
ASSESSED VALUE	223,964
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	172,553
TOTAL JUST VALUE	309,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,520

SALE:1:1: LOT 1, BLOCK B, FOREST COUNTRY 2ND ADD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050855	Roof Replacement	30,373	09/18/2024
000050846	Generator	0	09/17/2024
26305	POOL	180	10/02/2007
22541	SFR	639	11/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/1382	5/05/2004	WD	Q	V		19,500
GRANTOR: RANDOLPH A GREENE JR						
GRANTEE: NICK A & ANGELIA C						
0707/0816	1/12/1990	WD	Q	V		12,500
GRANTOR: ALEX STEVENS						
GRANTEE: R A & CHARM GREENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N15 W16 S15 W15 S36 FGR= S24 E20 N24 W20$ E20 FOP= E8 N2 W8 S2$ N2 E8 S2 E26 N36$.

LAND DESCRIPTION

TOTAL OB/XF 10,338

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 03/04/2026 BY robin Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS