LOT 2 BLOCK B FOREST COUNTRY SEC
649-118, 729-516, WD 1002-2242,

ROBERTS SHEILA
393 SW SHORT LEAF DR
LAKE CITY, FL 32024

2027

21-4S-16-03080-010

BUILDING CHARACTERISTICS

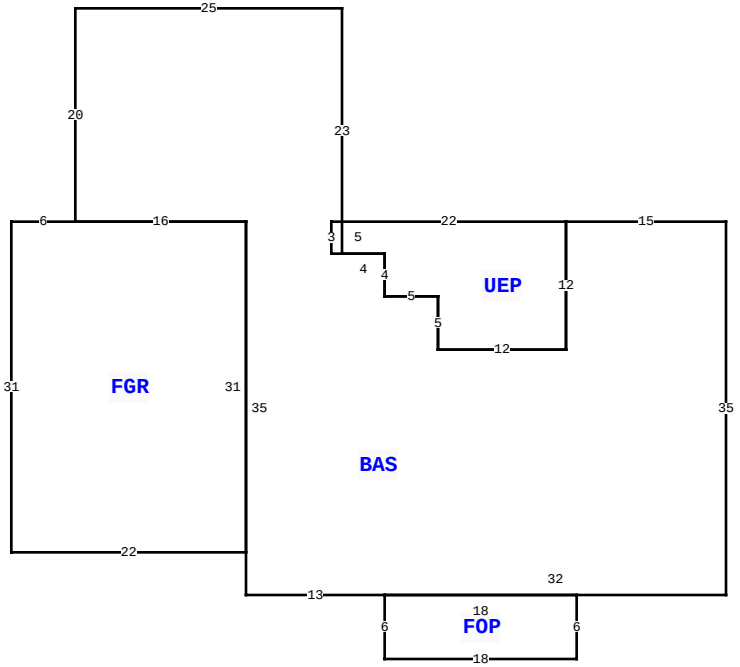
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,884	100		1,884	177,817
FGR	682	55		375	35,393
FOP	108	30		32	3,020
UEP	194	60		116	10,948
TOTALS	2,868			2,407	227,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	128.0664	140.87	339,074	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 1884 HX Base Yr



393 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	65	3	195.00	UT	1.40	1.40	100	0	0	3	100	273	
3	0166	CONC,PAVMT	0	100	21	30	630.00	UT	1.40	1.40	100	0	0	3	100	882	
4	0166	CONC,PAVMT	0	100	10	100	1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
6	0166	CONC,PAVMT	0	100	0	0	828.00	UT	1.50	1.50	100	1996	1996	3	100	1,242	
7	0120	CLFENCE 4	0	100	0	0	122.00	UT	2.50	2.50	100	1996	1996	3	100	305	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,180
TOTAL MARKET OB/XF VALUE		26,138
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,318
SOH/AGL Deduction		101,378
ASSESSED VALUE		186,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,529
TOTAL JUST VALUE		288,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,446

SALE:1:1: LOT 2, BLK B, FOREST COUNTRY 2ND ADDITIO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053790	Generator		08/06/2025
11030	POOL	85	04/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/2311	7/17/2019	LE	U	I	14	100
GRANTOR: SHEILA ROBERTS (ENH L						
GRANTEE: COURTNEY R PELLIGRI						
1002/2242	11/20/2003	WD	Q	V	03	100
GRANTOR: PETER M SPURLOCK JR						
GRANTEE: SHEILA ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UEP= W22 S3 E5 S4 E5 S5 E12 N12$ S12 W12 N5 W5 N4 W4 N23 W25 S20 FGR= W6 S31 E22 N31 W16$ E16 S35 E13 FOP= S6 E18 N6 W18$ E32 N35$.

LAND DESCRIPTION

TOTAL OB/XF 26,138

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 03/11/2026 BY robin Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS