COMM SW COR OF SE1/4 OF SEC 20,
A PT ON N LINE OF SW STEVENS RD
TENDED (SAID PT BEING THE NW COR

BRINKLEY LISA ANNE STEVENS
234 SW OYSTERSHELL GLN
LAKE CITY, FL 32024

2027

21-4S-16-03082-004

BUILDING CHARACTERISTICS

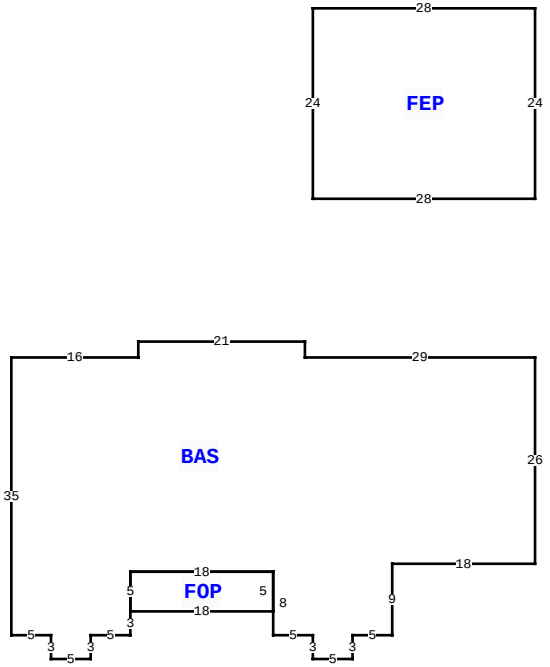
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	165,534
FEP	672	80		538	42,899
FOP	90	30		27	2,153
TOTALS	2,838			2,641	210,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	111.2640	122.39	323,232	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 0 Heated Area: 2076 HX Base Yr



234 SW OYSTERSHELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	17	29	493.00	UT	70.00	70.00	100	1999	1999	3	40	13,804	
3	0166	CONC,PAVMT	0	100	8	42	336.00	UT	1.50	1.50	100	1999	1999	3	100	504	
4	0020	BARN,FR	0	100	28	30	1.00	UT	0.00	0.00	100	1999	1999	3	100	3,696	
5	0166	CONC,PAVMT	0	100	0	0	872.00	UT	1.50	1.50	100	1999	1999	3	100	1,308	
6	0120	CLFENCE 4	0	100	0	0	170.00	UT	2.50	2.50	100	1999	1999	3	100	425	
7	0040	BARN,POLE	0	100	19	39	741.00	UT	3.00	3.00	100	2007	2007	3	100	2,223	
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,586
TOTAL MARKET OB/XF VALUE		23,960
TOTAL LAND VALUE - MARKET		386,340
TOTAL MARKET VALUE		252,390
SOH/AGL Deduction		59,783
ASSESSED VALUE		192,607
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,196
TOTAL JUST VALUE		620,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14844	POOL	105	12/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/1000	12/27/2011	WD	U	I	11	0

GRANTOR: ALEX H STEVENS JR ETA

GRANTEE: LISA S BRINKLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N2 W21 S2 W16 S35 E5S3 E5 N3 E5 N3 FOP= E18 N5 W18 S5$ N5 E18 S8 E5 S3 E5 N3 E5 N9 E18 N26$ PTR= N20 FEP= N24 W28 S24 E28$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 23,960

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.65	AC		1.00	1.00	1.00	445.00	445.00	4,294							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	26.87	AC		1.00	1.00	1.00	281.00	281.00	7,550							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.52	AC		1.00	1.00	1.00	6,000.00	6,000.00	219,120							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	26.87	AC		1.00	1.00	1.00	6,000.00	6,000.00	161,220							

REVIEW DATE 04/08/2025 BY JB Total Acres: 37.52 Total Land Value: 17,844 Market: 380,340 Agricultural: 11,844 Common: 6,000 PRINTED 11/17/2026 BY SYS