WEST 561.86 FT OF SW1/4 OF NW1/4
FT

BIELLING REGGIE/BIELLING PATRICIA S
397 SW OYSTERSHELL GLN
LAKE CITY, FL 32024

2027

21-4S-16-03085-005

BUILDING CHARACTERISTICS

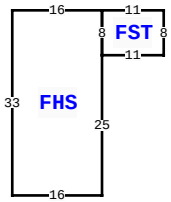
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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/

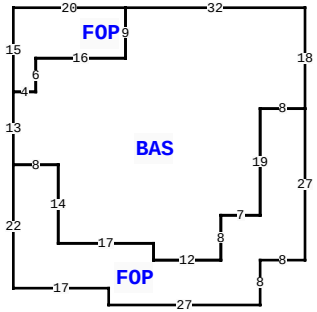
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100		1,677	133,357
FHS	528	60		317	25,208
FOP	204	30		61	4,851
FOP	760	30		228	18,131
FST	88	55		48	3,817
TOTALS	3,257			2,331	185,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	111.2202	122.34	285,175	1995	1995	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 1997 Heated Area: 2205 HX Base Yr 1997





397 SW OYSTERSHELL GLN, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	185,364
TOTAL MARKET OB/XF VALUE	73,644
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	273,183
SOH/AGL Deduction	59,674
ASSESSED VALUE	213,509
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	162,098
TOTAL JUST VALUE	379,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,386

XFOB:2:2: OF SOUTHERN PINES VENUE.

XFOB:1:1: FIREPLACE AND A BBQ PIT

SALE:1:1: 9.96 ACRES - BOUGHT UNDER AG - NO STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8181	SFR	70,000	03/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/1010	12/27/2011	WD	U	I	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: PATRICIA S BIELLING						
0788/0888	3/28/1994	WD	Q	V	02	0
GRANTOR: ALEX STEVENS ETAL						
GRANTEE: REGGIE & PATRICIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W20 S15 E4 N6 E16 N9$ S9 W16 S6 W4 S13 FOP= S22 E17 S3 E27 N8 E8 N27W8 S19 W7 S8 W12 N3 W17 N14 W8$ E8 S14 E17 S3 E12 N8 E7 N19 E8 N18$ PTR= N30 FHS= N25 FST= E11 N8 W11 S8$ N8 W16 S33 E16$ S30$.

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	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30,000	
3	0251	LEAN TO W/	0	100	8	12	96.00	UT	3.00	3.00	100	1995	1995	3	100	288	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,800	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
10	0040	BARN,POLE	0	100	32	44	1,408.00	UT	5.00	5.00	100	2007	2007	3	100	7,040	

TOTAL OB/XF 46,028

LAND DESCRIPTION

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	112,500							
3	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 16.00 Total Land Value: 14,175 Market: 112,500 Agricultural: 6,675 Common: 7,500 PRINTED 11/17/2026 BY SYS

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2027

21-4S-16-03085-005

BUILDING CHARACTERISTICS

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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
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BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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GRANTOR: ALEX STEVENS ETAL						
GRANTEE: REGGIE & PATRICIA B						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0166	CONC,PAVMT	0	100	44	42	1,848.00	UT	2.00	2.00	100	2019	2019	3	100	3,696	
12	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
13	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
14	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
15	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
16	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
17	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
18	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
19	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
20	0040	BARN,POLE	0	100	42	45	1,890.00	UT	8.00	8.00	100	2019	2019	3	100	15,120	

TOTAL OB/XF 27,616

LAND DESCRIPTION

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

REVIEW DATE 04/08/2025 **BY** KS Total Acres: 16.00 Total Land Value: 14,175 Market: 112,500 Agricultural: 6,675 Common: 7,500 **PRINTED 11/17/2026 BY SYS**