COMM SW COR OF NE1/4 OF SW1/4, R
E 31 FT TO E R/W OF COUNTRY CLUB
RUN S ALONG R/W, 35 FT, E 234.72

SHIFFLETT CHARLES/SHIFFLETT BECKY
4449 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

22-4S-17-08680-001

BUILDING CHARACTERISTICS

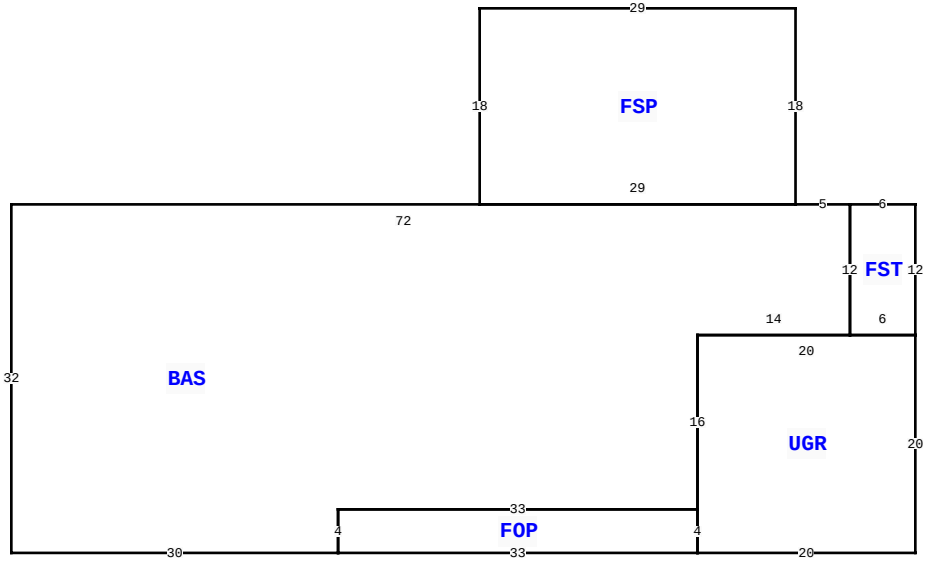
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		22417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	181,934
FOP	132	30		40	3,546
FSP	522	40		209	18,530
FST	72	55		40	3,546
UGR	400	45		180	15,959
TOTALS	3,178			2,521	223,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,521	115.1500	126.66	319,310	1975	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2019 Heated Area: 2052 HX Base Yr 2019



4449 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1975	1975	3	40	14,336	
4	0011	BARN,BLK A	0	100	14	28	392.00	UT	15.00	15.00	100	0	0	3	100	5,880	
5	0166	CONC,PAVMT	0	100	27	36	1.00	UT	0.00	0.00	100	0	0	3	100	800	
6	0021	BARN,FR AE	0	100	20	24	480.00	UT	7.50	7.50	100	0	0	3	100	3,600	
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
8	0210	GARAGE U	0	100	16	30	1.00	UT	12,480.00	12,480.00	100	2021	2020		100	12,480	

LAND DESCRIPTION

TOTAL OB/XF 39,596

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	2.20	AC		1.00	1.00	0.50	16,000.00	8,000.00	17,600							

REVIEW DATE 06/23/2021 BY JB Total Acres: 2.20 Total Land Value: 17,600 Market: 0 Agricultural: 0 Common: 17,600 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,517
TOTAL MARKET OB/XF VALUE		39,596
TOTAL LAND VALUE - MARKET		17,600
TOTAL MARKET VALUE		280,713
SOH/AGL Deduction		153,965
ASSESSED VALUE		126,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,337
TOTAL JUST VALUE		280,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41375	NEW SERVICE		02/22/2021
40789	STORAGE	0	10/26/2020
36327	PUMP/UTPOL	50	02/14/2018
30451	MAINT/ALTR	50	10/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0340	4/05/2017	WD	Q	I	01	165,000
GRANTOR: PETER L & JULIA A MYE						
GRANTEE: CHARLES & BECKY SHI						
1055/0086	8/12/2005	QC	Q	V	03	100
GRANTOR: JONES						
GRANTEE: MYERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FSP= N18 W29 S18 E29$ W72 S32 E30 FOP= E33 N4 W33S4$ N4 E33 UGR= S4 E20 N20 W20 S16$ N16 E14 FST= E6 N12 W6 S12$ N12$.