

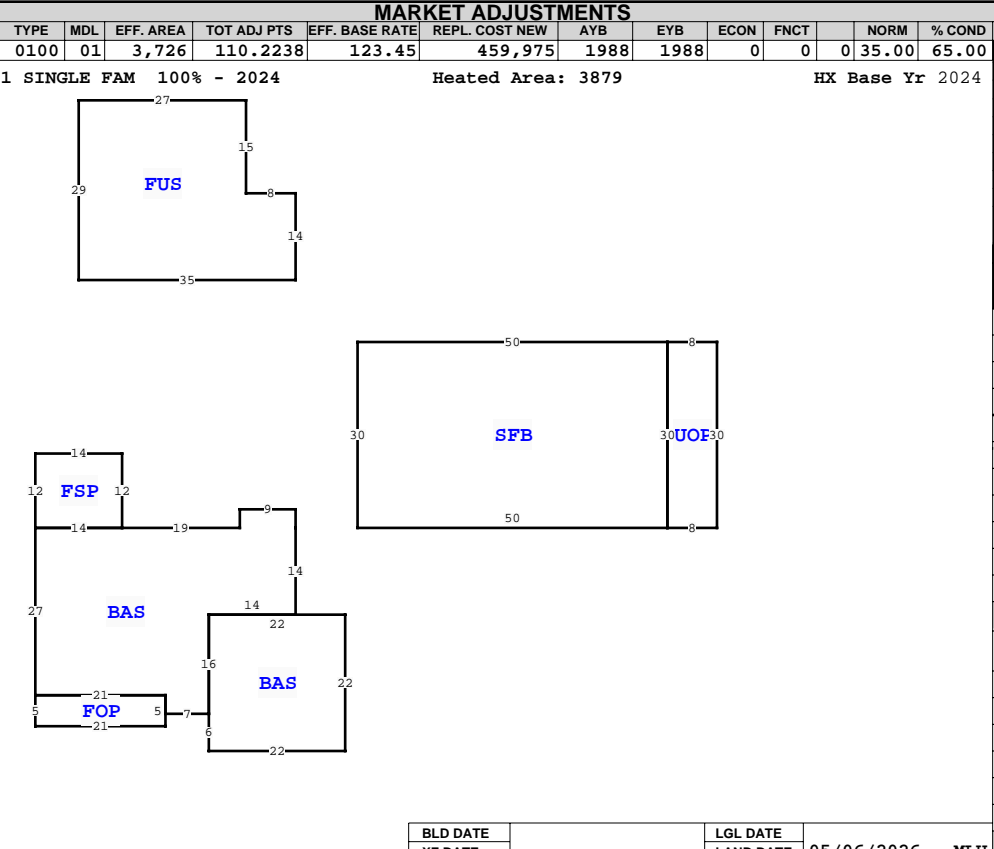
COMM SW COR OF NW1/4, RUN N 40 F  
C-133-B, RUN E ALONG R/W 27.85 F  
CONT E 340.72 FT, N 749.2 FT, W

BOOTH SHELLY  
284 SE MCNAIR CT  
LAKE CITY, FL 32025

**2026**

22-4S-17-08700-001  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Exterior Wall	31	VINYL SID 100	0100	01	3,726	110.2238	123.45	459,975	1988	1988		0	0	35.00	65.00
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2024 Heated Area: 3879 HX Base Yr 2024												
Roof Cover	12	MODULAR MT 100													
Interior Wall	05	DRYWALL 100													
Interior Floor	14	CARPET 50													
Interior Floor	15	HARDTILE 50													
Air Condition	03	CENTRAL 100													
Heating Type	04	AIR DUCTED 100													
Bedrooms		3 100													
Bathrooms		2.5 100													
Frame	01	NONE 100													
Stories	2.	2. 100													
Architectual Units	05	CONV 100													
Condition Adj	03	03 100													
Kitchen Adjus	01	01 100													
Quality	05	05													
DOR CODE	5000 IMPROVED AG														
MAP NUM		MKT AREA	02												
NEIGHBORHOOD/LOC	22417.00 1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAS	484	100		484	38,838										
BAS	1,000	100		1,000	80,243										
FOP	105	30		32	2,568										
FSP	168	40		67	5,376										
FUS	895	100		895	71,817										
SFB	1,500	80		1,200	96,291										
UOP	240	20		48	3,852										
TOTALS	4,392			3,726	298,984										



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			298,984
TOTAL MARKET OB/XF VALUE			4,580
TOTAL LAND VALUE - MARKET			104,500
TOTAL MARKET VALUE			316,952
SOH/AGL Deduction			4,012
ASSESSED VALUE			312,940
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			256,529
TOTAL JUST VALUE			408,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043289	Roof Replacement	13,702	12/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1724	5/12/2023	QC	U	I	11	100

GRANTOR: DENOFF DONALD W	
GRANTEE: BOOTH SHELLY	
1323/1046	9/01/2016 WD Q I 01 238,000
GRANTOR: MARIANNE MULLEN (SING)	
GRANTEE: DONALD W DENOFF (A)	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= N3 W9 S3 W19 FSP= N12 W14 S12 E14\$ W14 S27 FOP= S5 E21 N5 W21\$ E21 S3 E7 BAS= S6E22 N22 W22 S16\$ N16 E14 N14\$ PTR=N40 FUS= N14 W8 N15 W27 S29 E35\$ S40\$ PTR=E60 UOP= E8N30 W8 SFB= W50 S30 E50 N30\$ S30\$ W60\$.	

L N	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	0	0	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	0	0	3	100	1,200	
3	0260	PAVEMENT-A	0	100	0	0	0	0	0.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	100	9	16	144.00	UT	7.50	100	1993	1993	3	100	1,080	
5	0120	CLFENCE	4	0	100	0	0	0	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION		TOTAL OB/XF													4,580									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	11,000.00	11,000.00	11,000							
2	5600	A	TIMBER 3	100					8.50	AC		1.00	1.00	1.00	281.00	281.00	2,388							
3	9910	M	MKT. VAL. AG	100					8.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,500							