COMM SE COR, RUN W 300.04 FT, S
TO A PT ON A CURVE ON CR-242, RU
ARC OF CURVE 544.79 FT FOR POB,

SHELBO MARTIN D
1451 SW COUNTY RD 242
LAKE CITY, FL 32024

2027

23-4S-16-03095-000

BUILDING CHARACTERISTICS

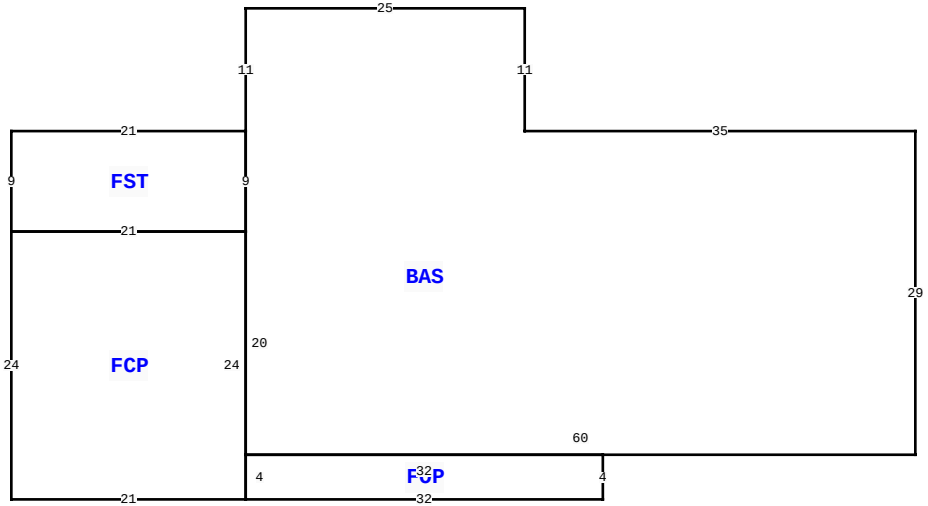
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100		2,015	157,995
FCP	504	25		126	9,879
FOP	128	30		38	2,980
FST	189	55		104	8,155
TOTALS	2,836			2,283	179,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	109.6620	120.63	275,398	1965	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2015 HX Base Yr 2003



1451 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0040	BARN,POLE	0	100	96	40	3,840.00	UT	2.50	2.50	100	1993	1993	3	100	9,600	
2	0166	CONC,PAVMT	0	100	0	0	1,452.00	UT	2.00	2.00	100	1993	1993	3	100	2,904	
3	0261	PRCH, UOP	0	100	24	24	600.00	UT	8.00	8.00	100	2009	2009	3	100	4,800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,009
TOTAL MARKET OB/XF VALUE		18,704
TOTAL LAND VALUE - MARKET		36,900
TOTAL MARKET VALUE		234,613
SOH/AGL Deduction		67,334
ASSESSED VALUE		167,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,868
TOTAL JUST VALUE		234,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0247	6/24/2020	QC	U	I	11	0
GRANTOR: KIMBERLY J SHELBO						
GRANTEE: MARTIN SHELBO						
0958/2263	7/25/2002	WD	Q	I		131,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: MARTIN & KIMBERLY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N11 W25 S11 FST= W21 S9 E21 N9$ S9 FCP= W21 S24 E21 N24$ S20 FOP= S4 E32 N4 W32$ E60 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 18,704

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	4.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,900							

REVIEW DATE 03/06/2025 BY KS Total Acres: 4.10 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 11/16/2026 BY SYS