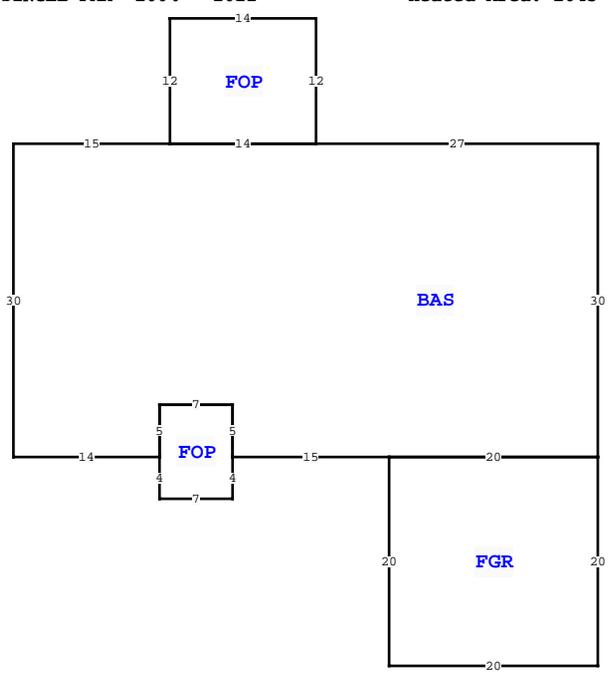


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,645	100	
FGR	400	55	
FOP	63	30	
FOP	168	30	
TOTALS	2,276		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,934	118.5030	135.09	261,264	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1645 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			250,813
TOTAL MARKET OB/XF VALUE			17,520
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			303,333
SOH/AGL Deduction			45,663
ASSESSED VALUE			257,670
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			206,259
TOTAL JUST VALUE			303,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044621	Storage Building	18,000	06/06/2022
000042012	New Residential C	160,000	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1736	6/26/2025	LE	U	I	14	100
GRANTOR: SHIPLEY KEVIN M						
GRANTEE: SHIPLEY KEVIN M (EN						
1454/2456	12/09/2021	WD	Q	I	01	315,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: SHIPLEY KEVIN MICHA						

EXTRA FEATURES																
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	740.00	UT	3.00	3.00	100	2022	2021		100	2,220	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	2,900.00	2,900.00	100	2023	2022		100	2,900	
3	0166	CONC, PAVMT	0	100	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
4	0030	BARN, MT	0	100	0	1.00	UT	12,000.00	12,000.00	100	2025	2024		100	12,000	

810 SW CHESTERFIELD CIR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/14/2026 MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=60,10] S30 E14 N5 E7 S5 E15 E20 N30 W27 W14 W15 \$											
FGR=[ORIG=96,40] S20 E20 N20 W20 \$											
FOP=[ORIG=75,-2] S12 E14 N12 W14 \$											
POP=[ORIG=74,35] S5 S4 E7 N4 N5 W7 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							