

LOT 59 CROSSWINDS S/D PHASE 2.  
 WD 1101-749, QC 1152-452,  
 CWD 1152-457, WD 1152-463 &

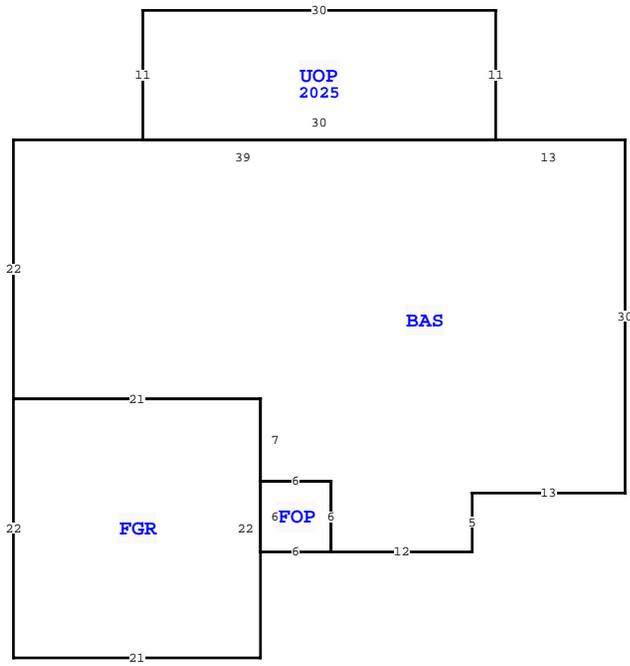
SHEDRON TIMOTHY R/SHEDRON SUSAN  
 683 SW CHESTERFIELD CIR  
 LAKE CITY, FL 32024

**2026**

24-4S-16-03117-159  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
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
Architectural	05	CONV	100
Units		0	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	1,446	100	
FGR	462	55	
FOP	36	30	
UOP	330	20	2025
TOTALS	2,274		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2009	141.49	251,428	2007	2007	0	0	18.00	82.00
Heated Area: 1446 HX Base Yr 2009											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			206,171
TOTAL MARKET OB/XF VALUE			28,226
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			269,397
SOH/AGL Deduction			92,912
ASSESSED VALUE			176,485
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			125,074
TOTAL JUST VALUE			269,397
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050571	Storage Building	15,000	08/19/2024
25708	SFR	484	04/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0186	10/29/2013	WD	U	I	30	100
GRANTOR: TIMOTHY R & SUSAN SHE						
GRANTEE: TIMOTHY & SUSAN SHE						
1265/0185	10/29/2013	QC	U	I	30	100
GRANTOR: LAURIE SUE DIMMITT FK						
GRANTEE: TIMOTHY R SHEDRON						

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	0	992.00	UT	3.00	3.00	100	2007	2007	3	100	2,976	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
5	0030	BARN, MT	0	100	0	0	1.00	UT	20,250.00	20,250.00	100	2025	2024		100	20,250	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 W39 S22 E21 S7 E6 S6 E12 N5 E13 N30 \$	
FGR=[ORIG=-52,22] S22 E21 N22 W21 \$	
FOP=[ORIG=-31,29] S6 E6 N6 W6 \$	
UOP=[YR=2025;ORIG=-41,-11] E30 S11 W30 N11 \$	

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							