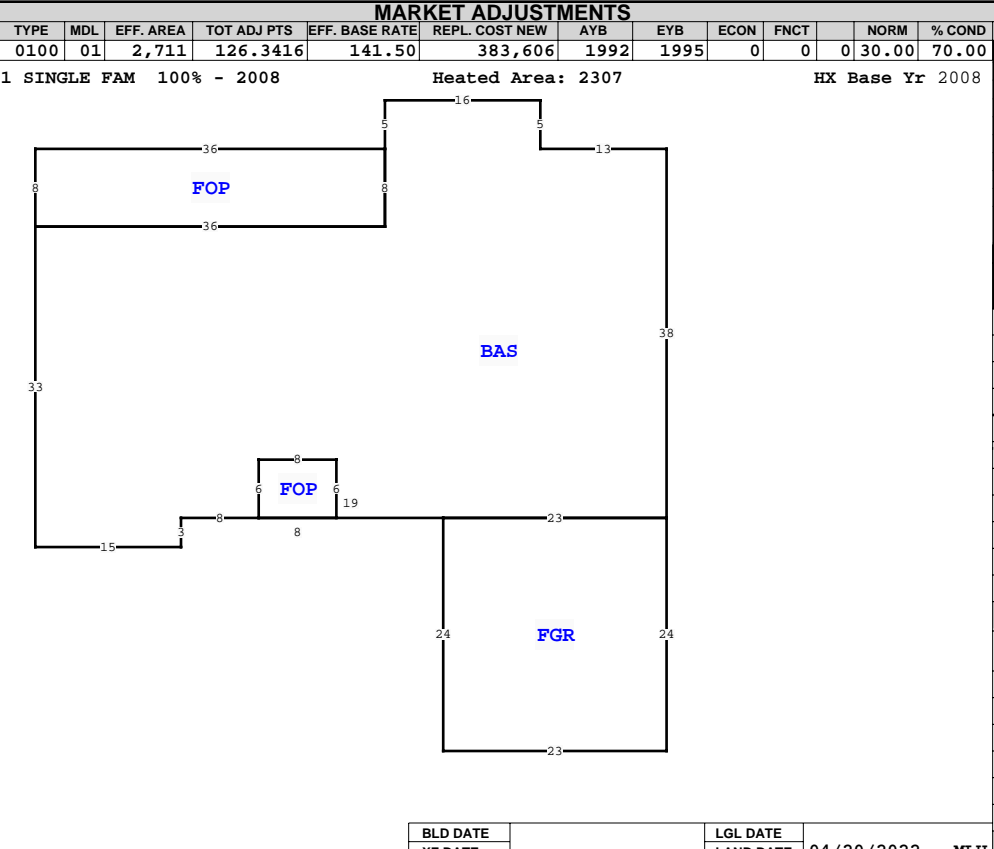


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	10	ABOVE AVG.	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame		N/A	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	25416.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100		2,307	228,509
FGR	552	55		304	30,111
FOP	48	30		14	1,387
FOP	288	30		86	8,518
TOTALS	3,195			2,711	268,524



COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,524
TOTAL MARKET OB/XF VALUE		38,236
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		378,760
SOH/AGL Deduction		107,732
ASSESSED VALUE		271,028
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,617
TOTAL JUST VALUE		378,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,596

SALE:2:1: LOT 10, OAK RIDGE ESTATES
SALE:1:1: LOT 10 OAK RIDGE ESTATES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053750	Remodel	9,484	08/01/2025
000049724	Remodel	21,099	05/03/2024
27867	PUMP/UTPOL	50	06/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0498	12/22/2009	WD	U	I	11	100
GRANTOR: JAMES C SHELNUX						
GRANTEE: JAMES CARTER SHELNUX						
1118/2006	5/07/2007	WD	Q	I		340,000
GRANTOR: MICHAEL CATTO & SANDR						
GRANTEE: JAMES C SHELNUX						

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	0021	BARN,FR AE	0	100	47	60	2,820.00	UT	7.00	100	0	0	3	100	19,740	
2	0180	FPPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	30	30	900.00	UT	1.40	100	0	0	3	100	1,260	
4	0166	CONC,PAVMT	0	100	21	60	1,260.00	UT	1.40	100	0	0	3	100	1,764	
5	0166	CONC,PAVMT	0	100	0	0	1,500.00	UT	2.00	100	1993	1993	3	100	3,000	
6	0169	FENCE/WOOD	0	100	0	0	560.00	UT	7.50	100	1993	1993	3	100	4,200	
7	0294	SHED WOOD/	0	100	0	0	96.00	UT	11.00	50	2009	2009	3	50	528	
8	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	100	2009	2009	3	100	200	
9	0031	BARN,MT AE	0	100	18	28	504.00	UT	11.00	100	2014	2014	3	100	5,544	

869 SW RIDGE ST, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/20/2022	MLU

TOTAL OB/XF 38,236

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13N5 W16 S5 FOP= S8 W36 N8 E36\$ S8 W36 S33 E15 N3
E8FOP= N6 E8 S6 W8\$ E19 FGR= S24 E23 N24 W23\$ E23 N38\$.

LAND DESCRIPTION

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	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							