BEG NW COR OF SW1/4 OF NE1/4, E
1304.45 FT TO N MAINT R/W OF SW
334.97 FT, N 1299.45 FT TO POB.

NORDE JENNYFAIR
38197 SHALE STONE CT
ZEPHYRHILLS, FL 33540

2026

25-5S-16-03710-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

571 SW LANDRUM, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	120,890
TOTAL MARKET VALUE	124,890
SOH/AGL Deduction	4,445
ASSESSED VALUE	120,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,445
TOTAL JUST VALUE	124,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39549	STORAGE	0	04/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/630	4/24/2023	WD	Q	I	01	130,000
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: NORDE JENNYFAIR						
1350/0998	12/15/2017	WD	Q	V	01	133,285
GRANTOR: JOE BRYANT BARBER REV						
GRANTEE: BLUE SKY TIMBER-LAN						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.99	AC		1.00	1.00	1.00	11,000.00	11,000.00	120,890							

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.99 Total Land Value: 120,890 Market: 0 Agricultural: 0 Common: 120,890 PRINTED 06/09/2026 BY SYS