

AKA PARCEL A DEER HILLS UNREC: B  
 SW1/4, RUN W 303.94 FT, S 718.59  
 FT, N 401.86 FT, W 540.46 FT, N

SANDROCK DUANE E/SHEPHERD ANNA L  
 328 SE WALTER FLINN LN  
 LAKE CITY, FL 32025

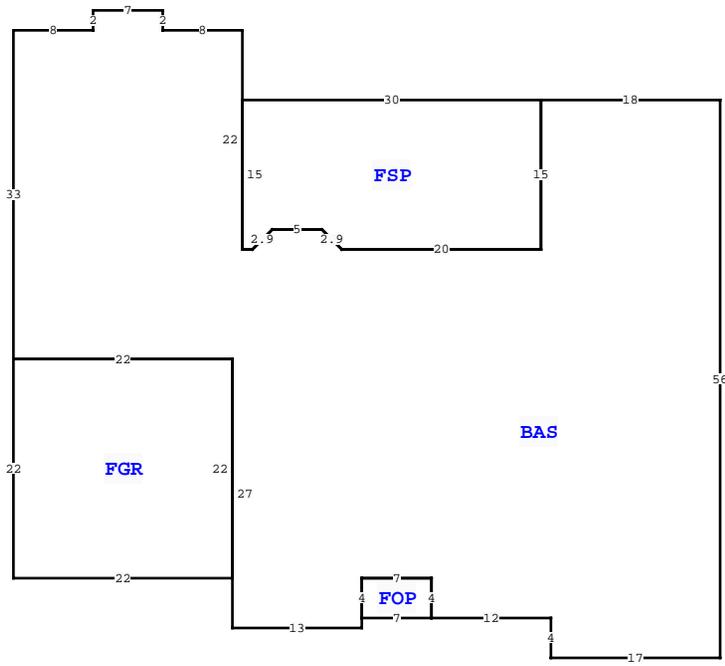
2026

26-4S-17-08747-101



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	12	HARDWOOD 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 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	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,912	100	
FGR	484	55	
FOP	28	30	
FSP	436	40	
TOTALS	3,860		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,360	111.3560	124.72	419,059	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2018 Heated Area: 2912 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		326,866	
TOTAL MARKET OB/XF VALUE		12,708	
TOTAL LAND VALUE - MARKET		95,190	
TOTAL MARKET VALUE		352,291	
SOH/AGL Deduction		103,569	
ASSESSED VALUE		248,722	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		197,311	
TOTAL JUST VALUE		434,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,955	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050350	Roof Replacement	21,119	07/15/2024
38038	PUMP/UTPOL	50	04/26/2019
20676	SFR	482	05/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0511	3/31/2017	WD Q	Q	I	01	265,000
GRANTOR: DAVID M & THERESE M F						
GRANTEE: DUANE E SANDROCK &						
1043/1818	4/18/2005	WD Q	Q	I		309,000
GRANTOR: WALTER L & JENNIFER A						
GRANTEE: DAVID M & THERESE M						

EXTRA FEATURES		328 SE WALTER FLINN LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0294	SHED WOOD/	0 100
3	0040	BARN, POLE	0 100
4	0130	CLFENCE 5	0 100
5	0070	CARPORT UF	0 100
6	0070	CARPORT UF	0 100

TOTAL OB/XF												12,708				
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	2,414.00	UT	2.00	2.00	100	2003	2003	3	100	4,828	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	4,000	
4	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,400	
5	0070	CARPORT UF	0 100	18	20	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FSP= W30 S15 E1 R2 U2 E5 D2 R2 E20 N15\$ S15 W20 L2 U2 W5 D2 L2 W1 N22 W8 N2 W7 S2 W8 S33 FGR= S22 E22 N22 W22\$ E22 S27 E13 N1 FOP= E7 N4 W7 S4 \$ N4 E7 S4 E12 S4 E17 N56\$.	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	100					4.83	AC		1.00	1.00	1.00	280.00	280.00	1,352							
3	5500	A	TIMBER 2	100					4.19	AC		1.00	1.00	1.00	445.00	445.00	1,865							
4	9910	M	MKT. VAL. AG	100					9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							