

PART OF LOT 11 BLOCK B RANCHETTS  
COR OF SE1/4 OF NW1/4 OF NE1/4,  
661.52 FT, W 180 FT, N 661.52 FT

SHAY WENDELL/SHAY LISA J  
447 NW BATTLE HILL LN  
LAKE CITY, FL 32055

2026

28-3S-16-02358-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 90    |
| Interior Floor           | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectual Units       | 05 | CONV 100       |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100               | 01  | 1,713     | 117.9920    | 134.51         | 230,416        | 1977 | 1980 | 0    | 0    | 35.00 | 65.00  |

1 SINGLE FAM 100% - 2016 Heated Area: 1431 HX Base Yr 2016

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 149,770   |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,766     |             |
| TOTAL LAND VALUE - MARKET |  | 20,000    |             |
| TOTAL MARKET VALUE        |  | 174,536   |             |
| SOH/AGL Deduction         |  | 62,902    |             |
| ASSESSED VALUE            |  | 111,634   |             |
| TOTAL EXEMPTION VALUE     |  | 51,411    |             |
| BASE TAXABLE VALUE        |  | 60,223    |             |
| TOTAL JUST VALUE          |  | 174,536   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 171,908   |             |

| Quality          |                  | 05 05              |      |              |                      |
|------------------|------------------|--------------------|------|--------------|----------------------|
| DOR CODE         |                  | 0100 SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 06        |      |              |                      |
| NEIGHBORHOOD/LOC |                  | 28316.030 1.00/    |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE        | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,431            | 100                |      | 1,431        | 125,115              |
| FCP              | 325              | 25                 |      | 81           | 7,082                |
| FOP              | 120              | 30                 |      | 36           | 3,147                |
| FST              | 91               | 55                 |      | 50           | 4,372                |
| UOP              | 576              | 20                 |      | 115          | 10,055               |
| TOTALS           | 2,543            |                    |      | 1,713        | 149,770              |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000044861  | Roof Replacement | 16,745 | 07/01/2022 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1304/1057                      | 10/15/2015 | WD        | Q   | I   | 01     | 111,000    |
| GRANTOR: JOSEPH & COLETTE SHER |            |           |     |     |        |            |
| GRANTEE: WENDELL & LISA J SH   |            |           |     |     |        |            |
| 1128/1412                      | 8/16/2007  | WD        | Q   | I   |        | 154,500    |
| GRANTOR: ALVIN B CARTER        |            |           |     |     |        |            |
| GRANTEE: JOSEPH & COLETTE SH   |            |           |     |     |        |            |

| 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 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 0       | 0           | 3 | 100    | 2,500           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 10 | 19    | 190.00 | UT    | 2.00           | 70        | 1993    | 1993        | 3 | 70     | 266             |       |
| 3              | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 0     | 1.00   | UT    | 2,000.00       | 100       | 1993    | 1993        | 3 | 100    | 2,000           |       |

| 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/MH   | 0.00  | 0.00  | 2.50        | AC        |     | 1.00        | 1.00   | 1.00    | 8,000.00   | 8,000.00       | 20,000     |                             |      |         |      |     |    |        |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/09/2022 | MLU     |

| BUILDING NOTES   |  |
|--|--|
| BUILDING DIMENSIONS  |  |
| BAS= W2 UOP= N16 W36 S16 E36\$ W49 S29 E27 FOP= S3E24 N5 W24 S2\$ N2 E24 FCP= S5 E13N25 W13 S20\$ N20 FST= E13 N7 W13 S7\$ N7\$. |  |