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

2027

28-3S-16-02358-000

BUILDING CHARACTERISTICS

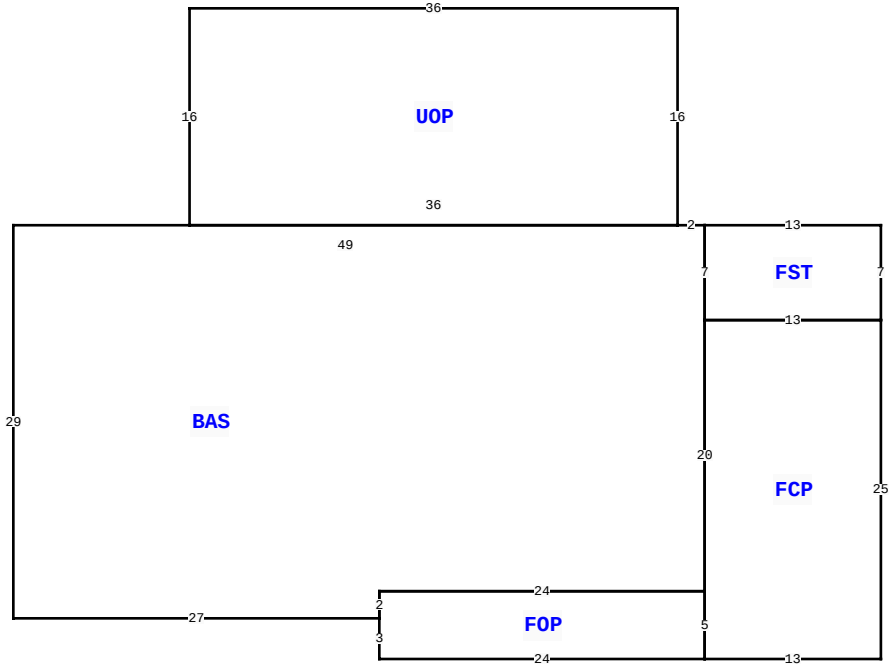
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	120,724
FCP	325	25		81	6,833
FOP	120	30		36	3,037
FST	91	55		50	4,219
UOP	576	20		115	9,702
TOTALS	2,543			1,713	144,514

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	129.79	222,330	1977	1980	0	0	0	35.00	65.00

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



447 NW BATTLE HILL LN, LAKE CITY

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

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
1	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0166	CONC,PAVMT	0	100	10	19	190.00	UT	2.00	2.00	70	1993	1993	3	70	266	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,514
TOTAL MARKET OB/XF VALUE		4,766
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		169,280
SOH/AGL Deduction		54,297
ASSESSED VALUE		114,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,572
TOTAL JUST VALUE		169,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,908

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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,766

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	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							

REVIEW DATE 03/08/2023 BY KS Total Acres: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS