LOTS 3 & 4 BLOCK 5 UNIT 2 GWEN L
375-584, 466-778, 655-315, 690-1

HESTER SHARON G
452 NW SHELBY TER
LAKE CITY, FL 32055

2027

31-3S-17-06009-000

BUILDING CHARACTERISTICS

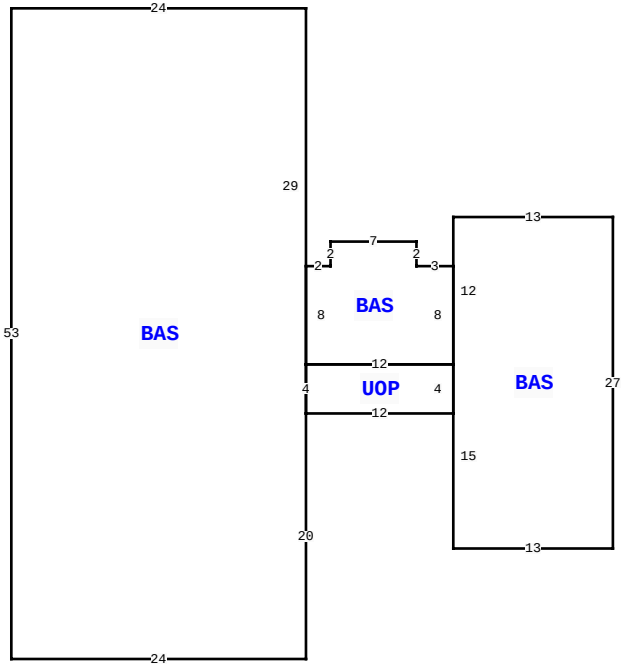
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	9,569
BAS	351	100		351	30,533
BAS	1,272	100		1,272	110,651
UOP	48	20		10	870
TOTALS	1,781			1,743	151,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,743	121.6600	133.83	233,266	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1733 HX Base Yr 2022



452 NW SHELBY TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		151,623
TOTAL MARKET OB/XF VALUE		1,630
TOTAL LAND VALUE - MARKET		51,251
TOTAL MARKET VALUE		204,504
SOH/AGL Deduction		35,010
ASSESSED VALUE		169,494
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,083
TOTAL JUST VALUE		204,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1665	12/06/2021	WD	Q	I	01	171,000
GRANTOR: GENOVESE JOSEPH						
GRANTEE: HESTER SHARON G						
0763/0954	8/07/1992	WD	U	I	11	31,000
GRANTOR: BARNETT BANK						
GRANTEE: JOSEPH GENOVESE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S53 E24 N20 UOP= E12 N4 W12 S4$ N4 BAS= E12 BAS= S15 E13 N27 W13 S12$ N8 W3 N2 W7 S2 W2 S8$ N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,630

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-3	0.00	0.00	46,591.91	SF		1.00	1.00	1.00	1.10	1.10	51,251							

REVIEW DATE 12/21/2021 BY CP Total Acres: 1.07 Total Land Value: 51,251 Market: 0 Agricultural: 0 Common: 51,251 PRINTED 11/17/2026 BY SYS