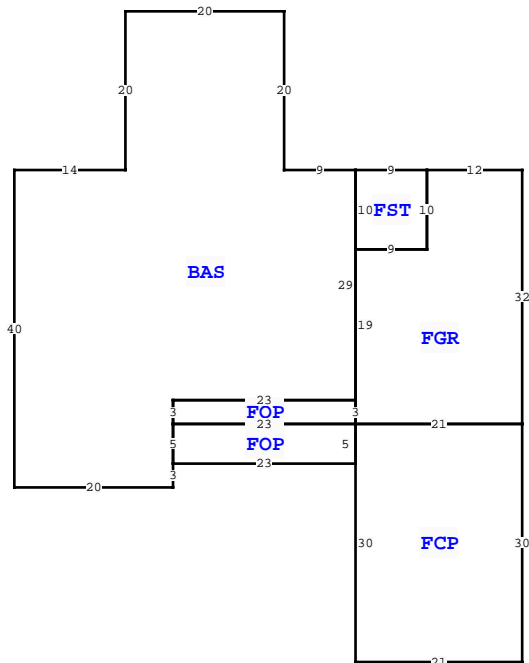




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	04	SINGLE SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,450	92.7213	103.85	254,432	1965	1975	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 1867 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100		1,867	87,250
FCP	630	25		158	7,384
FGR	582	55		320	14,954
FOP	69	30		21	981
FOP	115	30		34	1,589
FST	90	55		50	2,337
TOTALS	3,353			2,450	114,494

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

EXTRA FEATURES												TOTAL OB/XF			
474 NW SHELBY TER, LAKE CITY												1,650			

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	0		*RSF-	3 0.00	0.00	15,425.93	SF		1.00	1.00	1.00	1.25	1.25	19,282							

BLD DATE		LGL DATE	
		05/12/2026	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		114,494	
TOTAL MARKET OB/XF VALUE		1,650	
TOTAL LAND VALUE - MARKET		19,282	
TOTAL MARKET VALUE		135,426	
SOH/AGL Deduction		0	
ASSESSED VALUE		135,426	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		135,426	
TOTAL JUST VALUE		135,426	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2552	2/04/2025	WD	U	I	38	161,000
GRANTOR: MCCLAIN JUANITA						
GRANTEE: WATERS STACEY						
1359/0139	5/02/2018	LE	U	I	14	100
GRANTOR: JUANITA D MCCLAIN (LE						
GRANTEE: EMERSON, CALDWELL &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S20 W14 S40 E20 N3 FOP= E23 N5 W23 S5\$ N5 FOP= E23 N3 W23 S3\$ N3 E23 FGR= S3 FCP= S30 E21 N30 W21\$ E21 N32 W12FST= W9 S10 E9 N10\$ S10 W9 S19\$ N29W9N20\$.	