LOT 6 BLOCK 5 UNIT 2 GWEN LAKE E
316-83, DC 907-296, WD 998-1550,

SWACK SCOTT/SWACK JODIE LYNN
486 NW SHELBY TER
LAKE CITY, FL 32055

2027

31-3S-17-06011-000

BUILDING CHARACTERISTICS

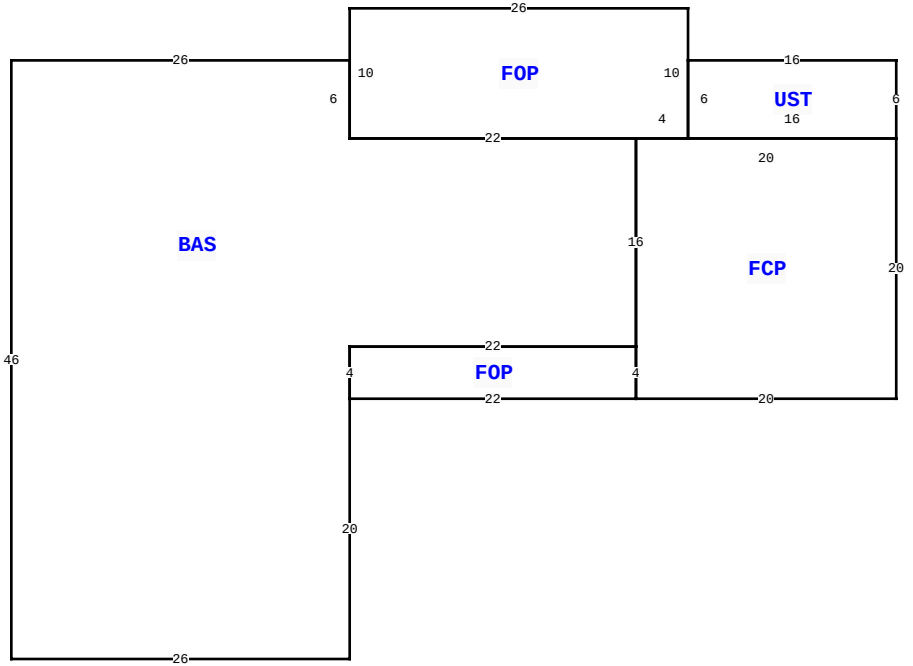
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,548	100		1,548	79,580
FCP	400	25		100	5,141
FOP	88	30		26	1,336
FOP	260	30		78	4,010
UST	96	45		43	2,211
TOTALS	2,392			1,795	92,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	71.8960	79.09	141,967	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1548 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

486 NW SHELBY TER, LAKE CITY

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0258	PATIO	0	0	4	8	32.00	UT	2.50	2.50	100	0	0	3	100	80	
3	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100	0	0	3	100	500	
4	0252	LEAN-TO W/	0	0	12	12	144.00	UT	2.00	2.00	100	0	0	3	100	288	
5	0294	SHED WOOD/	0	0	14	12	168.00	UT	7.50	7.50	100	0	0	3	100	1,260	
6	0060	CARPORT F	0	0	18	30	540.00	UT	5.00	5.00	100	2003	2003	3	100	2,700	
7	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
8	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,279
TOTAL MARKET OB/XF VALUE	5,878
TOTAL LAND VALUE - MARKET	18,570
TOTAL MARKET VALUE	116,727
SOH/AGL Deduction	0
ASSESSED VALUE	116,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,727
TOTAL JUST VALUE	116,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0073	REROOF	10,000	02/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1665	8/31/2026	WD	Q	I	01	255,000
GRANTOR: MARTZ AMANDA						
GRANTEE: SWACK SCOTT						
1553/674	10/30/2025	WD	U	I	37	68,800
GRANTOR: PARK RANCE						
GRANTEE: MARTZ AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S46 E26 N20 FOP= E22 N4 W22 S4$ N4 E22 FCP= S4E20 N20 W20 S16$ N16 FOP= E4 UST= E16 N6 W16 S6$ N10 W26 S10 E22$ W22 N6$.

LAND DESCRIPTION

TOTAL OB/XF 5,878

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	0		*RSF-3	0.00	0.00	14,855.60	SF		1.00	1.00	1.00	1.25	1.25	18,570							

REVIEW DATE 01/27/2026 BY TP Total Acres: 0.34 Total Land Value: 18,570 Market: 0 Agricultural: 0 Common: 18,570 PRINTED 11/17/2026 BY SYS