LOTS 9 & 10 BLOCK 5 UNIT 2 GWEN ESTATES S/D.

CHROMZACK WILLIAM THERON/CHROMZACK LAURA BERNICE
564 NW SHELBY TER
LAKE CITY, FL 32055

2027

31-3S-17-06014-000

BUILDING CHARACTERISTICS

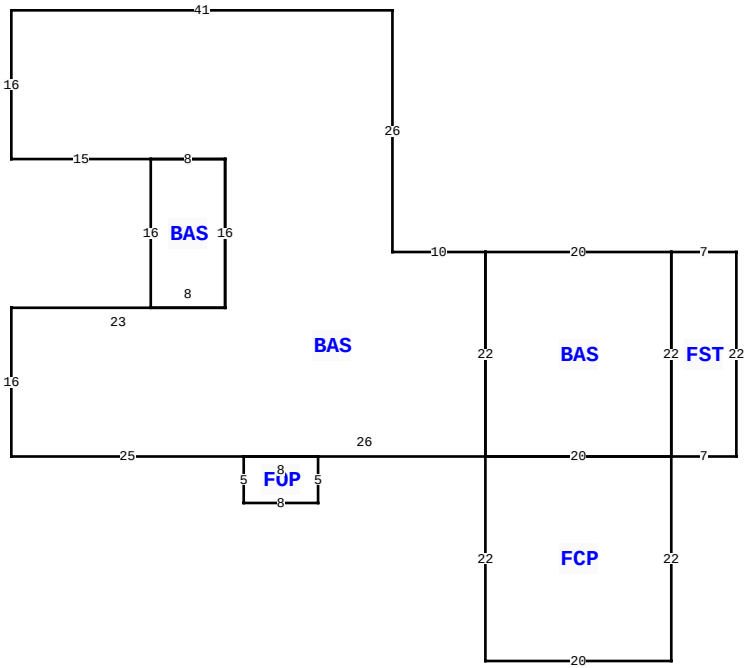
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	11,508
BAS	440	100		440	39,556
BAS	1,820	100		1,820	163,621
FCP	440	25		110	9,889
FOP	40	30		12	1,079
FST	154	55		85	7,641
TOTALS	3,022			2,595	233,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,595	125.7340	138.31	358,914	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2388 HX Base Yr 2020



564 NW SHELBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		233,294
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		23,291
TOTAL MARKET VALUE		259,485
SOH/AGL Deduction		74,408
ASSESSED VALUE		185,077
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		128,666
TOTAL JUST VALUE		259,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1500	ADDN SFR	100	11/30/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/2101	12/11/2019	WD	Q	I	01	189,000
GRANTOR: STEVEN & RITA DOPP						
GRANTEE: WILLIAM THERON &LAU						
0931/1043	7/19/2001	WD	Q	I		85,000
GRANTOR: NOIDRIE J MOSES JR &						
GRANTEE: STEVEN & RITA DOPP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S16 E15 BAS= S16 E8N16 W8$ E8 S16 W23 S16 E25 FOP= S5 E8 N5 W8$ E26 FCP= S22 E20 N22 W20$ BAS= E20 FST= E7 N22 W7 S22$ N22 W20 S22$ N22 W10 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	30,248.45	SF		1.00	1.00	0.70	1.10	0.77	23,291							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.69 Total Land Value: 23,291 Market: 0 Agricultural: 0 Common: 23,291 PRINTED 11/17/2026 BY SYS