LOTS 8 & 9 BLOCK 2 HOLLIDAY HEIG
WD 1354-2122, WD 1516-2235,

FREDA-SHIPPEE LAURA A
244 SW CHALLENGER LN
LAKE CITY, FL 32025

2027

31-3S-17-06132-000

BUILDING CHARACTERISTICS

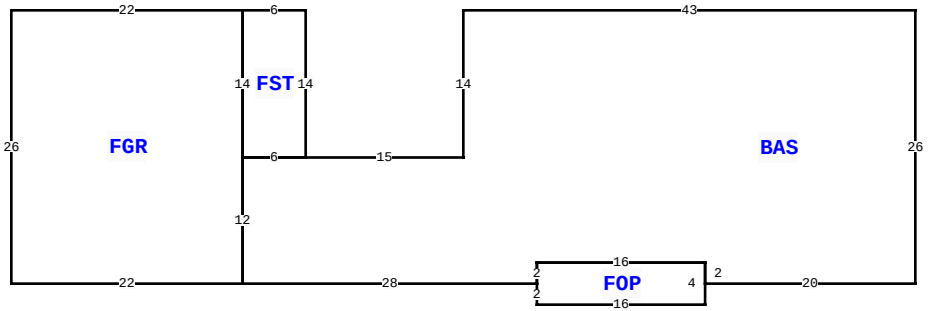
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100		1,338	62,211
FGR	572	55		315	14,646
FOP	64	30		19	884
FST	84	55		46	2,139
TOTALS	2,058			1,718	79,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,718	84.5348	92.99	159,757	1966	1966	5	0	10	35.00	50.00

1 SINGLE FAM 0% - 2025 Heated Area: 1338 HX Base Yr



1275 NW EADIE ST, 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	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	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	79,878
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	19,386
TOTAL MARKET VALUE	100,964
SOH/AGL Deduction	0
ASSESSED VALUE	100,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,964
TOTAL JUST VALUE	100,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
182	MAINT/ALTR	50	04/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2235	6/12/2024	WD	Q	I	01	117,500
GRANTOR: BURDETTE DAVID C						
GRANTEE: FREDA-SHIPPEE LAURA						
1354/2122	3/05/2018	WD	Q	I	01	91,500
GRANTOR: JOE & DIANE BLEWETT (						
GRANTEE: DAVID C BURDETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S14 W15 FST= N14 W6S14 E6$ W6 FGR= N14 W22 S26 E22 N 12 $ S12 E28 FOP= S2 E16 N4 W16 S2$ N2 E16 S2 E20 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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-1	0.00	0.00	22,029.71	SF		1.00	1.00	0.80	1.10	0.88	19,386							

REVIEW DATE 09/18/2024 BY TP Total Acres: 0.51 Total Land Value: 19,386 Market: 0 Agricultural: 0 Common: 19,386 PRINTED 11/17/2026 BY SYS