LOT 5 BRIARWOOD.

WD 1353-2091, WD 1381-934

ADAMS MITCHELL W/ADAMS JEANENNE
374 SWW PADDOCK CT
LAKE CITY, FL 32024

2027

31-4S-17-08920-105

BUILDING CHARACTERISTICS

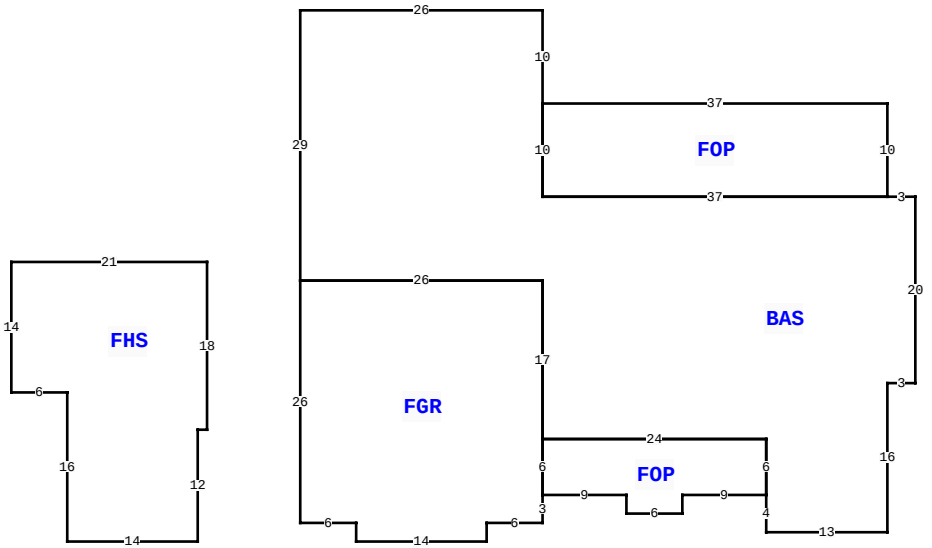
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100		1,906	257,447
FGR	704	55		387	52,273
FHS	522	60		313	42,277
FOP	156	30		47	6,348
FOP	370	30		111	14,993
TOTALS	3,658			2,764	373,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	127.9047	140.70	388,895	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2428 HX Base Yr 2022



374 SW PADDOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	373,339
TOTAL MARKET OB/XF VALUE	29,949
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	455,788
SOH/AGL Deduction	26,738
ASSESSED VALUE	429,050
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	377,639
TOTAL JUST VALUE	455,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047901	Swimming Pool and	55,797	08/16/2023
40815	SFR	0	10/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0934	3/27/2019	WD	Q	V	01	38,000
GRANTOR: SHANNON L GREGORY						
GRANTEE: MITCHELL W & JEANEN						
1353/2091	2/14/2018	WD	Q	V	01	36,900
GRANTOR: AMERIPRISE LAND GROUP						
GRANTEE: SHANNON GREGORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,10] S29 E26 S17 E24 S6 S4 E13 N16 E3 N20 W3 W37 N10 N10 W26 $
FGR=[ORIG=50,39] S26 E6 S2 E14 N2 E6 N3 N6 N17 W26 $
FHS=[ORIG=25,67] N16 W6 N14 E21 S18 W1 S12 W14 $
FOP=[ORIG=76,20] S10 E37 N10 W37 $
FOP=[ORIG=76,56] S6 E9 S2 E6 N2 E9 N6 W24 $
.

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	1,020.00	UT	3.00	3.00	100	2022	2021		100	3,060	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	0281	POOL R/FIB	0	100	0	0	344.00	UT	65.00	65.00	100	2024	2023		97	21,689	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 29,949

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 04/15/2026 BY robin Total Acres: 3.76 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS