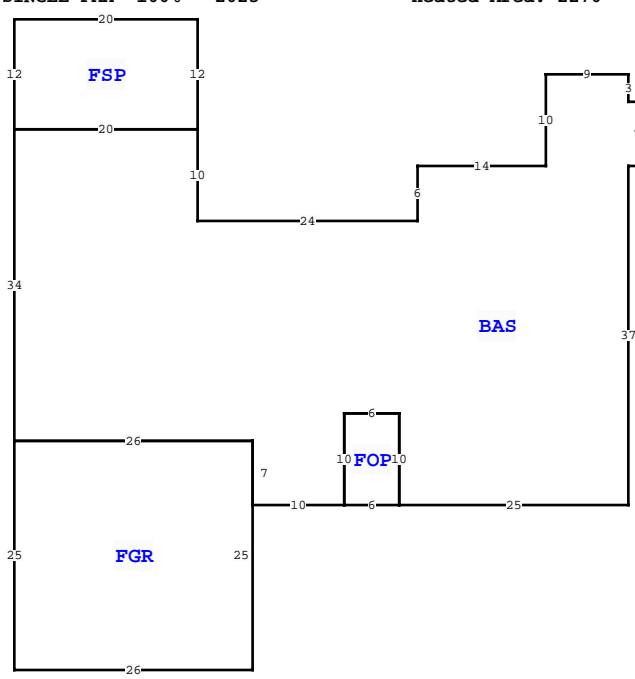


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	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	06
NEIGHBORHOOD/LOC	33316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,270	100	
FGR	650	55	
FOP	60	30	
FSP	240	40	
TOTALS	3,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		425,750	1992	1992	0	0	33.00	67.00
Heated Area: 2270 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		285,252	
TOTAL MARKET OB/XF VALUE		1,798	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		322,050	
SOH/AGL Deduction		181,119	
ASSESSED VALUE		140,931	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		89,520	
TOTAL JUST VALUE		322,050	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7385	STORAGE	8,000	07/16/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1515	4/21/2022	WD Q	Q	I	01	352,000
GRANTOR: SHACKELFORD AARON L						
GRANTEE: WEISBERG DOUGLAS						
1286/1913	12/18/2014	WD Q	Q	I	01	207,500
GRANTOR: JEFFREY A & SHERYL R						
GRANTEE: AARON L SHACKELFORD						

EXTRA FEATURES															487 SW SWEETBREEZE DR, LAKE CITY	
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	100	96	10	960.00	UT	1.40	1.40	100	0	0	3	100	1,344
2	0166	CONC, PAVMT	0	100	18	18	324.00	UT	1.40	1.40	100	0	0	3	100	454

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	

LAND DESCRIPTION															TOTAL OB/XF									
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	100		RSF-1170.00	286.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							