

LOTS 3, 4, 5 & 6 WALDRON HEIGHTS  
 EX .079 AC FOR RD R/W DESC ORB 7  
 .0179 AC FOR D O T R/W DESC ORB

SHIFTFORWARD, INC  
 1452 SE COUNTY ROAD 349  
 LAKE CITY, FL 32025

2026

33-3S-17-06466-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,875 TOTAL LAND VALUE - MARKET 21,597 TOTAL MARKET VALUE 29,472 SOH/AGL Deduction 0 ASSESSED VALUE 29,472 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,472 TOTAL JUST VALUE 29,472 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 29,472																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1427/556</td> <td>12/29/2020</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>0</td> </tr> </tbody> </table> GRANTOR: CONCEPT DEVELOPMENT L GRANTEE: SHIFTFORWARD, INC 1265/2771 10/01/2013 WD Q V 01 25,000 GRANTOR: THOMAS EAGLE, WILLIAM GRANTEE: CONCEPT DEVELOPMENT										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1427/556	12/29/2020	QC	U	I	11	0
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1427/556	12/29/2020	QC	U	I	11	0																																					
																				<b>BUILDING NOTES</b>																							
																				<b>BUILDING DIMENSIONS</b>																							
DOR CODE 0700 MISC IMPROVED MAP NUM MKT AREA 07 NEIGHBORHOOD/LOC 33317.070 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																																	
<b>EXTRA FEATURES</b>																																											
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	0140	CLFENCE 6	0	0	0	0	1,200.00	UT	7.50	7.50	75	2017	2017	3	75	6,750																											
2	0161	3-STRAND B	0	0	0	0	1,200.00	UT	1.25	1.25	75	2017	2017	3	75	1,125																											
										<b>LAND DESCRIPTION</b>																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0700	C	MISC RES	0		CG	0.00	0.00	107,986.00	SF		1.00	1.00	0.40	0.50	0.20	21,597																										
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 7,875																																	
REVIEW DATE 11/21/2016 BY DF Total Acres: 2.48 Total Land Value: 21,597 Market: 0 Agricultural: 0 Common: 21,597 PRINTED 05/08/2026 BY SYS																																											