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

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/556	12/29/2020	QC	U	I	11	0
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						

BUILDING NOTES

BUILDING DIMENSIONS

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	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	

LAND DESCRIPTION

TOTAL OB/XF 7,875

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	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							

REVIEW DATE 11/21/2016 BY DF Total Acres: 2.48 Total Land Value: 21,597 Market: 0 Agricultural: 0 Common: 21,597 PRINTED 06/19/2026 BY SYS