

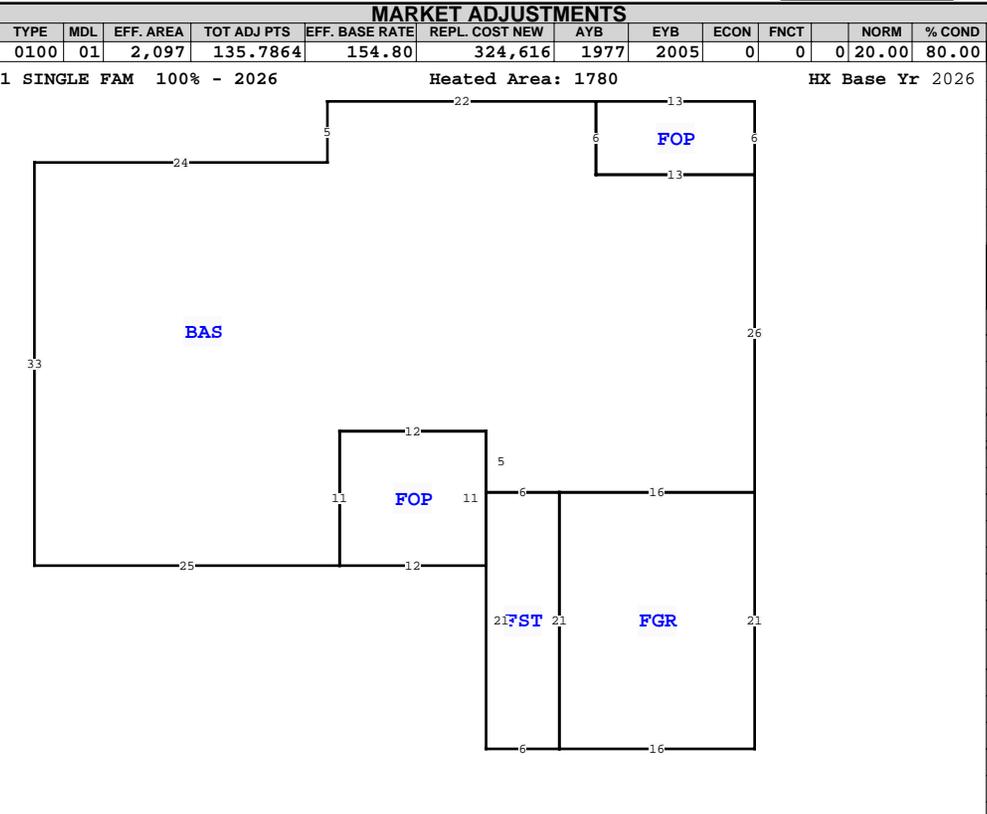
COMM NW COR OF NE1/4 OF NW1/4, S
 POB, E 233.07 FT, S 213.88 FT, W
 191.87 FT TO POB.

HOLLAND SHANE/MATHIS RICKELLE G
 1239 SW WENDY TER
 LAKE CITY, FL 32025

2026

33-4S-17-08940-002


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 60
Interior Floo	15	HARDTILE 40
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	04	04 100
Kitchen Adjus	01	01 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100		1,780	220,435
FGR	336	55		185	22,910
FOP	78	30		23	2,848
FOP	132	30		40	4,954
FST	126	55		69	8,545
TOTALS	2,452			2,097	259,693

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	600	
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2022	2021		100	6,000	

TOTAL OB/XF										8,600														
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	0100	C	SFR	100		A-1	0.00	0.00	1.13	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,340							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				259,693	
TOTAL MARKET OB/XF VALUE				8,600	
TOTAL LAND VALUE - MARKET				20,340	
TOTAL MARKET VALUE				288,633	
SOH/AGL Deduction				0	
ASSESSED VALUE				288,633	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				237,222	
TOTAL JUST VALUE				288,633	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				282,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2060	2/26/2025	WD Q	Q	I	01	325,000
GRANTOR: HUFFMAN JASON PHILLIP						
GRANTEE: HOLLAND SHANE						
1445/1304	8/19/2021	WD Q	Q	I	01	302,900
GRANTOR: WILLIAMS AMANDA M						
GRANTEE: HUFFMAN JASON PHILL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S5 W24 S33 E25 FOP= E12 N11 W12 S11\$ N11 E12 S5 FST= S21 E6 N21 W6\$ E6 FGR= S21 E16 N21 W16\$ E16N26 FOP= N6 W13 S6 E13\$ W13 N6\$.	

LAND DESCRIPTION		TOTAL OB/XF 8,600																						
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	0100	C	SFR	100		A-1	0.00	0.00	1.13	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,340							