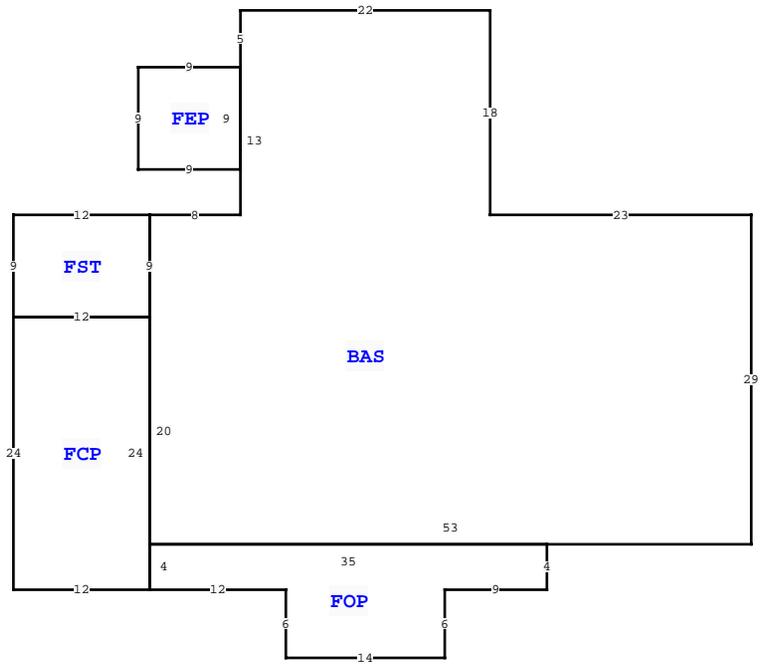


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,933	100	
FCP	288	25	
FEP	81	80	
FOP	224	30	
FST	108	55	
TOTALS	2,634		

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%	- 2007	141.98	311,788	1973	1985	0	0	35.00	65.00
Heated Area: 1933 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			202,662
TOTAL MARKET OB/XF VALUE			19,782
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			244,944
SOH/AGL Deduction			87,436
ASSESSED VALUE			157,508
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			101,097
TOTAL JUST VALUE			244,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049126	Remodel	9,307	01/31/2024
24748	STORAGE	100	07/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1872	6/17/2025	LE U		I	14	100

GRANTOR: SHADDINGER RUTH L (EN)
GRANTEE: SHADDINGER JOE (RMD)
1300/0336 8/24/2015 WD U I 11 100
GRANTOR: JOHN E SHADDINGER
GRANTEE: JOHN E & RUTH L SHA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	10	100.00	UT	7.50	7.50	100	1993
2	0120	CLFENCE 4	0	100	0	400.00	UT	4.50	4.50	100	1993
3	0166	CONC,PAVMT	0	100	0	996.00	UT	2.00	2.00	100	1993
4	0210	GARAGE U	0	100	26	780.00	UT	18.00	18.00	100	2006
5	0060	CARPOT F	0	100	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
213 SW ANN PL, LAKE CITY											
BLD DATE: 04/14/2026 MLU											
LGL DATE: 04/14/2026 MLU											
LAND DATE: 04/14/2026 MLU											
AG DATE: 04/14/2026 MLU											
INC DATE: 04/14/2026 MLU											
TOTAL OB/XF: 19,782											

BUILDING NOTES											
BAS= W22 S5 FEP= W9 S9 E9 N9\$ S13 W8 FST= W12 S9 E12 N9\$ S9											
FCP= W12 S24 E12 N24\$ S20 FOP= S4 E12 S6 E14 N6 E 9 N4 W35\$											
E53 N29 W23 N18 \$.											

BUILDING DIMENSIONS											
BAS= W22 S5 FEP= W9 S9 E9 N9\$ S13 W8 FST= W12 S9 E12 N9\$ S9											
FCP= W12 S24 E12 N24\$ S20 FOP= S4 E12 S6 E14 N6 E 9 N4 W35\$											
E53 N29 W23 N18 \$.											

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	1125.00	175.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							