

LOT 5 CLOVERDALE S/D.
762-553, 808-1543, 817-1274, 857

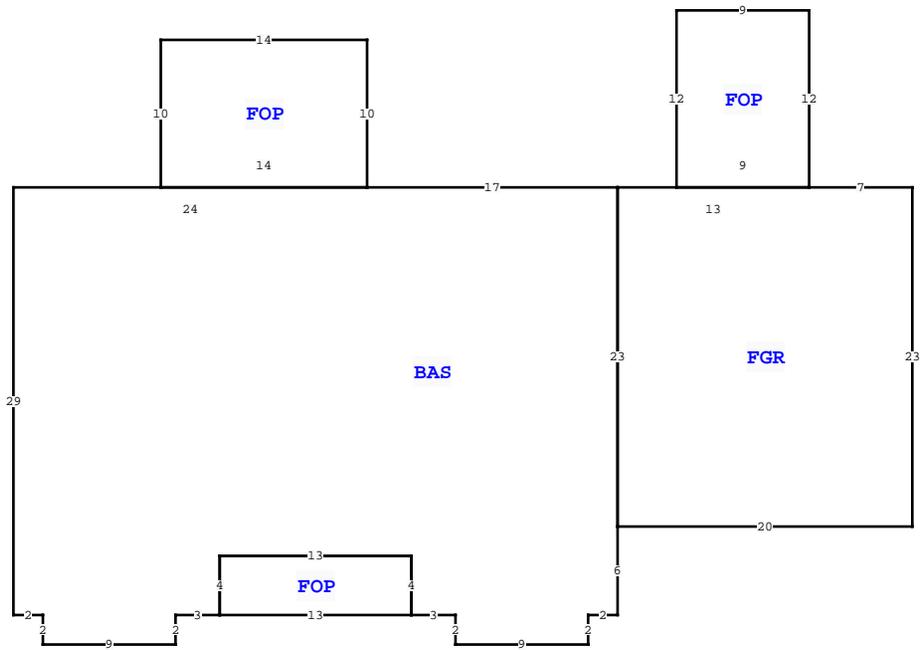
SHELDON WILLIAM R III/SHELDON KAITLYN A
2748 SW KING ST
LAKE CITY, FL 32024

2026

34-4S-16-03272-105
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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	13	LAM/VNLPK	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,173	100	
FGR	460	55	
FOP	52	30	
FOP	108	30	
FOP	140	30	
TOTALS	1,933		

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%	2024		248,988	1996	1996	0	0	29.00	71.00
			Heated Area: 1173				HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		176,781	
TOTAL MARKET OB/XF VALUE		2,207	
TOTAL LAND VALUE - MARKET		20,700	
TOTAL MARKET VALUE		199,688	
SOH/AGL Deduction		364	
ASSESSED VALUE		199,324	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		147,913	
TOTAL JUST VALUE		199,688	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		199,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10614	SFR	195	01/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1477/2231	10/20/2022	WD Q	Q	I	01	215,000
GRANTOR: DAIES ROGER L						
GRANTEE: SHELDON WILLIAM R I						
1367/1433	8/24/2018	WD Q	Q	I	01	147,000
GRANTOR: GERRALD & JULIE LACEY						
GRANTEE: ROGER L & ERICA J D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1996

TOTAL OB/XF												2,207				
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	0	0	UT	1.50	1.50	100	1996	1996	3	100	2,207	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/14/2026 MLU											

BUILDING DIMENSIONS											
BAS= W17 FOP= N10 W14 S10 E14\$ W24 S29 E2 S2 E9 N2 E3 FOP= E13 N4 W13 S4\$ N4 E13 S4E3 S2 E9 N2 E2 N6 FGR= E20 N23 W7 FOP= N12 W9 S12 E9\$ W13 S23\$ N23\$.											

LAND DESCRIPTION												TOTAL OB/XF												2,207	
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-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	23,000.00	20,700.00	20,700								