(AKA LOT 12 MAGNOLIA ACRES S/D U
COMM SW COR OF NE1/4, RUN N 554.
CONT N 685.08 FT, E 736.54 FT, S

SHRUM KEITH E
390 SW IRIS CT
LAKE CITY, FL 32024

2027

36-4S-15-00414-212

BUILDING CHARACTERISTICS

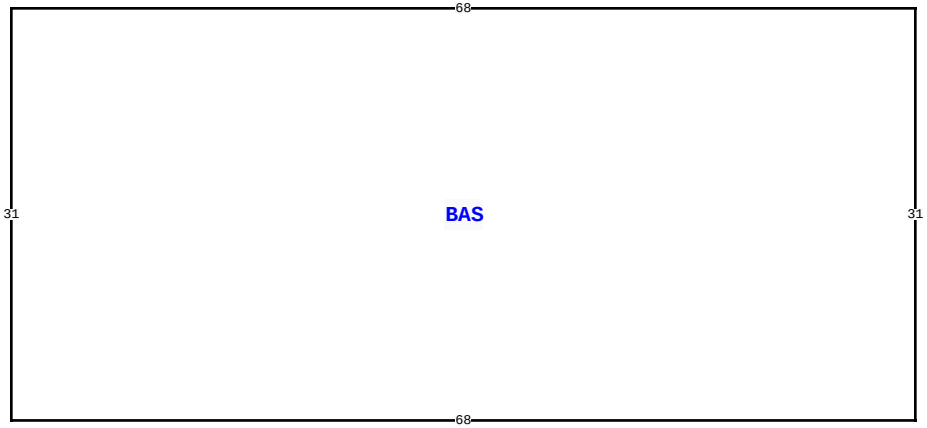
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	127,128
TOTALS	2,108			2,108	127,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,108	117.9000	109.65	231,142	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 1996 Heated Area: 2108 HX Base Yr 1996



390 SW IRIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	10,500.00	10,500.00	100	2021	2021		100	10,500	
5	0081	DECKING WI	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2021	2021		100	1,400	
6	0264	PRCH,FSP	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021		100	3,500	
7	0060	CARPORT F	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2021	2021		100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,128
TOTAL MARKET OB/XF VALUE		25,700
TOTAL LAND VALUE - MARKET		107,800
TOTAL MARKET VALUE		260,628
SOH/AGL Deduction		158,719
ASSESSED VALUE		101,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,498
TOTAL JUST VALUE		260,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041920	Storage Building	12,000	05/14/2021
39327	MAINT/ALTR	0	02/21/2020
15605	M H	125	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/0732	4/10/1995	CD	Q	V		29,000

GRANTOR: DEAS-BULLARD PROPERTI

GRANTEE: KEITH E SHRUM & BAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 25,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.80	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,800							

REVIEW DATE 06/16/2021 BY JB Total Acres: 9.80 Total Land Value: 107,800 Market: 0 Agricultural: 0 Common: 107,800 PRINTED 11/17/2026 BY SYS