COMM INTERS OF W LINE OF NE1/4
OF SW1/4 WITH NW R/W SR-47 FOR
POB, RUN N 549.74 FT TO S R/W

SHEARER WINONA O
5624 SW SR 47
LAKE CITY, FL 32024

2027

36-4S-16-03323-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

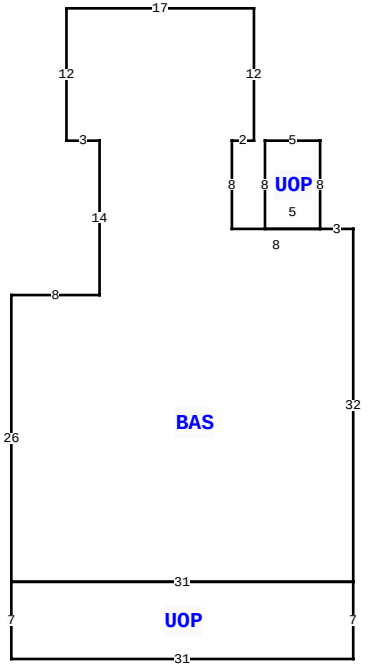
NEIGHBORHOOD/LOC 36416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100		1,244	77,423
UOP	40	20		8	498
UOP	217	20		43	2,676
TOTALS	1,501			1,295	80,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,295	87.0480	95.75	123,996	1912	1912	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1244 HX Base Yr 2006



5624 SW STATE ROAD 47 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/20/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,597
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		44,800
TOTAL MARKET VALUE		127,297
SOH/AGL Deduction		60,267
ASSESSED VALUE		67,030
TOTAL EXEMPTION VALUE	HX HB WX	47,030
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		127,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/2176	4/25/2005	WD	Q	I		90,000

GRANTOR: KEVIN E & JULIE C HER

GRANTEE: WINONA O SHEARER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S12 E3 S14 W8 S26 UOP= S7 E31 N7 W31$ E31 N32 W3
UOP= N8 W5 S8 E5$ W8 N8 E2N12$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0100	C	SFR	100		A-1	0.00	0.00	2.24	AC		1.00	1.00	1.00	20,000.00	20,000.00	44,800							

REVIEW DATE 01/27/2026 BY JB Total Acres: 2.24 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 11/17/2026 BY SYS