

COMM SE COR OF SEC, RUN N 1417.8
W 577 FT, N 1468.5 FT, W 501.41
POB, RUN S 210.07 FT, W 150 FT,

MCHENRY SHAWN AARON
353 SW GREENRIDGE LN
LAKE CITY, FL 32025

2022

18-4S-17-08477-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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
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NEIGHBORHOOD	18417.030	1.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,088	100	1,088	55,494
BAS	504	100	504	25,707
BAS	1,809	100	1,809	92,269
FCP	480	25	120	6,120
FEP	200	80	160	8,161
FOP	100	30	30	1,530
FST	228	55	125	6,376
PTO	160	5	8	408

TOTALS	4,569		3,844	196,065
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0031	BARN, MT AE	0	0	50	52	2,600.00	UT	10.00
2	0070	CARPORT UF	0	0	20	36	720.00	UT	3.00
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	6	8	48.00	UT	5.00
5	0120	CLFENCE	4	0	0	0	1.00	UT	0.00
6	0120	CLFENCE	4	0	0	0	1.00	UT	0.00
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	SFR	0		RSF-1	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,844	112.1000	78.47	301,639	1981	1981	0	0	35.00	65.00
1 SINGLE FAM - 0% - 2021											
HX Base Yr											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0031	BARN, MT AE	0	0	50	52	2,600.00	UT	10.00	10.00	
2	0070	CARPORT UF	0	0	20	36	720.00	UT	3.00	3.00	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
4	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	
5	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	
6	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	0100	SFR	0		RSF-1	0.00	0.00	1.00	LT	1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		196,065	
TOTAL MARKET OB/XF VALUE		19,800	
TOTAL LAND VALUE - MARKET		14,200	
TOTAL MARKET VALUE		230,065	
SOH/AGL Deduction		0	
ASSESSED VALUE		230,065	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		230,065	
TOTAL JUST VALUE		230,065	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,065	

SALE:2:1: AKA LOT 14 GREENRIDGE ESTATES MORTH UNRE
PRMT:1:1: PREFINISHED METAL BLDG
SALE:1:1: SALE INCLUDED PARCE # 8477-113

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1419/1411	9/11/2020	WD	Q	I	05	249,900	
GRANTOR: ELIANA THORMANN							
GRANTEE: SHAWN AARON & TERES							
1293/2199	4/22/2015	WD	Q	I	05	200,000	
GRANTOR: JAMES H & SANDRA L EV							
GRANTEE: ELIANA THORMANN (MA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W22 S33 E20 FOP= S10 E10 N10 W10\$ E33 BAS= E24 N21W24 S21\$ N21 E5 FST= E19 N12 W19 S12\$ N12 PTO= N10 W16 S10E16\$ W16 FEP= N10 PTR= N20 FCP= N15 APT= N34 E32 S34 W32\$ E32 S15 W32\$ S20\$ W20 S10 E20\$ W20\$.											