NE DIV W1/2, BLOCK 18,

ORB 58-274-276, 447-553, 696-168

SHEPPARD ELLA MAE
713 NE CATAWBA AVE
LAKE CITY, FL 32055-2139

2026

00-00-00-10894-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

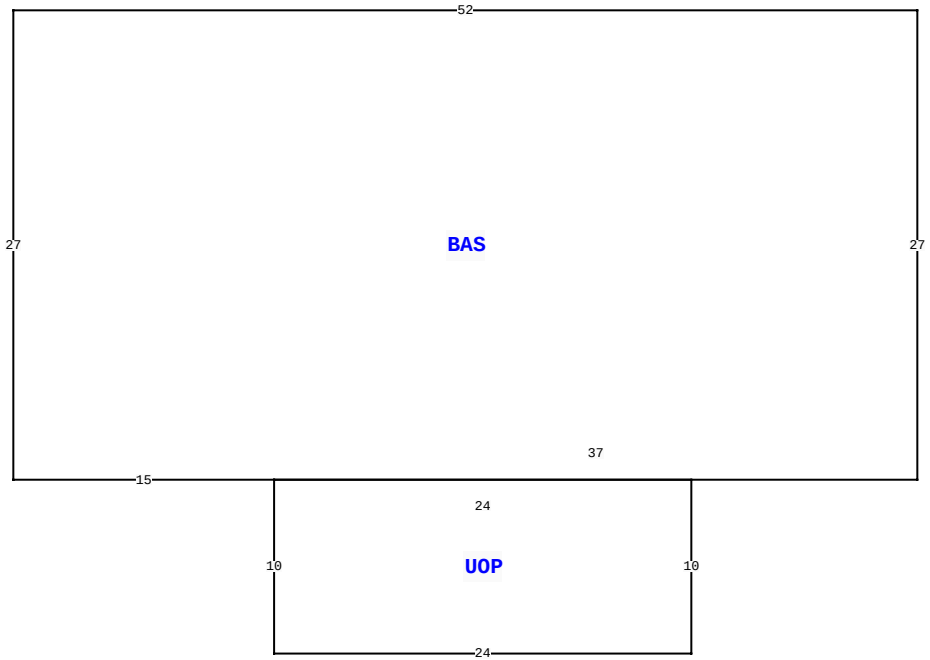
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	70,022
UOP	240	25		60	2,993
TOTALS	1,644			1,464	73,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,464	117.9000	110.83	162,255	2004	2004	10	0	0	45.00	45.00

3 MANUF 1 100% - 0 Heated Area: 1404 HX Base Yr



713 NE CATAWBA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		73,015
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		9,922
TOTAL MARKET VALUE		92,737
SOH/AGL Deduction		29,344
ASSESSED VALUE		63,393
TOTAL EXEMPTION VALUE	HX HB WX	43,393
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		92,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1208	M H	25	04/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E15 UOP= S10 E24N10 W24$ E37 N27$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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		*I	210.00	105.00	22,050.00	SF		1.00	1.00	0.90	0.50	0.45	9,922							

REVIEW DATE 10/28/2015 BY DF Total Acres: 0.51 Total Land Value: 9,922 Market: 0 Agricultural: 0 Common: 9,922 PRINTED 10/24/2025 BY SYS