W DIV: LOT 17 BLOCK 4 MCFARLANE

425-699, 940-2378, 962-2460, WD

**SHEPARDSON HOWARD**
1001 SW SPRING LN
LAKE CITY, FL 32025

**2026**

**00-00-00-12536-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

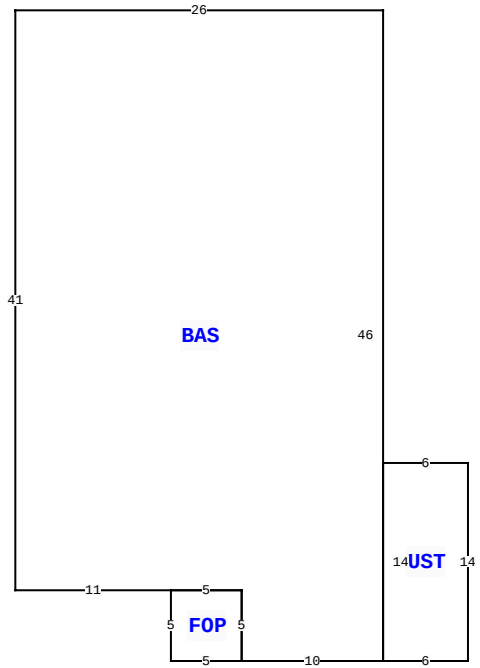
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 840317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,116 | 100 | | 1,116 | 83,907 |
| FOP | 25 | 30 | | 8 | 601 |
| UST | 84 | 45 | | 38 | 2,857 |
| TOTALS | 1,225 | | | 1,162 | 87,366 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,162 | 103.2750 | 115.67 | 134,409 | 1969 | 1969 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 1116 HX Base Yr 2005




1001 SW SPRING LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 87,366 |
| TOTAL MARKET OB/XF VALUE | | 700 |
| TOTAL LAND VALUE - MARKET | | 5,938 |
| TOTAL MARKET VALUE | | 94,004 |
| SOH/AGL Deduction | | 43,398 |
| ASSESSED VALUE | | 50,606 |
| TOTAL EXEMPTION VALUE | 13 HX HB | 50,606 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 94,004 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 94,004 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00652 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1025/2385 | 8/03/2004 | WD | Q | I | 01 | 100 |
| GRANTOR: JACK T COCKRUM | | | | | | |
| GRANTEE: HOWARD SHEPARDSON | | | | | | |
| 0962/2462 | 9/13/2002 | WD | Q | I | 01 | 11,250 |
| GRANTOR: JOHN A PALUMBO 1/2 IN | | | | | | |
| GRANTEE: JACK T COCKRUM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S41 E11 FOP= S5 E5 N5 W5$ E5 S5 E10 UST= E6 N14 W6 S14$N46$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 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 | 0100 | C | SFR | 100 | | *RSF- | 250.00 | 125.00 | 6,250.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 5,938 | | | | | | | |

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.14 Total Land Value: 5,938 Market: 0 Agricultural: 0 Common: 5,938 PRINTED 11/18/2025 BY SYS