COMM SW COR, RUN N 997.98 FT FOR
N 332.66 FT, E 1541.38 FT TO W R
S 332.50 FT, W 1527 FT TO POB.

SHEER JANICE
650 NE FALLOW DR
WHITE SPRINGS, FL 32096

2026

05-3S-17-04853-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4578 N US HIGHWAY 441, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,308
TOTAL MARKET VALUE	49,308
SOH/AGL Deduction	24,449
ASSESSED VALUE	24,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,859
TOTAL JUST VALUE	49,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1470/888	6/28/2022	WD	Q	V	01	90,000
GRANTOR: CARMONA RUBEN D						
GRANTEE: SHEER JANICE						
1456/126	12/30/2021	WD	Q	V	01	70,000
GRANTOR: M A HUNT PROPERTIES I						
GRANTEE: CARMONA RUBEN D						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		00	0.00	0.00	11.74	AC		1.00	1.00	0.70	6,000.00	4,200.00	49,308							

REVIEW DATE 08/10/2015 BY DF Total Acres: 11.74 Total Land Value: 49,308 Market: 0 Agricultural: 0 Common: 49,308 PRINTED 11/20/2025 BY SYS