

SHEPPARD NIGERIA
1285 SW INDIAN GLN
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall032HARDIE BRD 100

Roof Structure008IRREGULAR 100

Roof Cover003COMP SHNGL 100

Interior Wall005DRYWALL 100

Interior Floor013LAM/VNLPLK 100

Air Condition003CENTRAL 100

Heating Type004AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame002WOOD FRAME 100

Stories1.1.100

Units0100

Condition Adj00303100

Kitchen Adjus00101100

Quality00505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6417.12001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,34310020221,343167,258

FGR42055202223128,769

FOP52302022161,993

FOP119302022364,483

TOTALS1,9341,626202,503

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC, PAVMT010000516.00UT3.003.00100202220211001,548

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR10000001.00LT1.001.001.0022,500.0022,500.0022,500

REVIEW DATE01/06/2023BY CPTotal Acres: 0.15Total Land Value: 22,500Market: 0Agricultural: 0Common: 22,500PRINTED 10/02/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB EYBECONFNCTNORM% COND

0100011,626115.8300129.73210,94120212021004.0096.00

1 SINGLE FAM 100% - 2022Heated Area: 1343HX Base Yr 2022

1285 SW INDIAN GLN, LAKE CITY

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/21/2023MLU

TOTAL OB/XF1,548

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE202,503

TOTAL MARKET OB/XF VALUE1,548

TOTAL LAND VALUE - MARKET22,500

TOTAL MARKET VALUE226,551

SOH/AGL Deduction28,114

ASSESSED VALUE198,437

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE147,715

TOTAL JUST VALUE226,551

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE228,661

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

1439/27505/24/2021WDQI01205,000

GRANTOR:T BRADLEY MCRAE P.A.

GRANTEE:SHEPPARD NIGERIA

1322/20399/26/2016QCUV1115,000

GRANTOR:S & D PROPEREY INVEST

GRANTEE:T BRADLEY MCRAE PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=60,20] S23 E15 S4 E5 S3 D4R4 S1 E21 N35 W13 W17 W15 \$

FOP=[YR=2022;ORIG=75,47] S8 E9 N1 U4L4 N3 W5 \$

FOP=[YR=2022;ORIG=75,13] S7 E17 N7 W17 \$

FGR=[YR=2022;ORIG=84,55] S20 E21 N20 W21 \$