BEG NE COR OF SW1/4 OF SW1/4, RU
RUN S 202.73 FT, E 140 FT, N 202
(AKA LOT 1-A P D HORNE'S S/D UNR

SHEPPARD KELLY/BREWER GEORGEANNA
766 SW PRAIRIE ST
LAKE CITY, FL 32024

2026

10-4S-16-02857-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

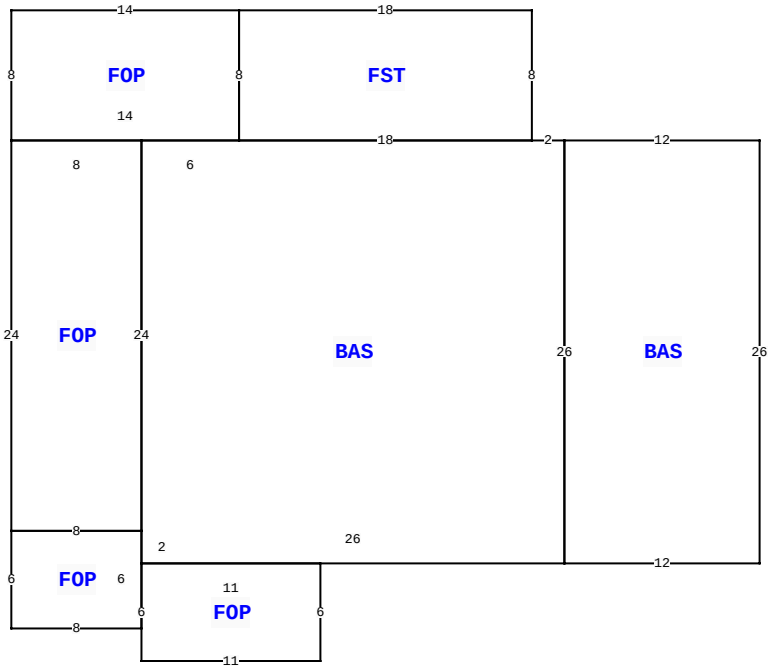
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	11,888
BAS	676	100		676	25,757
FOP	48	30		14	533
FOP	66	30		20	762
FOP	112	30		34	1,296
FOP	192	30		58	2,210
FST	144	55		79	3,010
TOTALS	1,550			1,193	45,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,193	75.6024	84.67	101,011	1962	1962	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2025 Heated Area: 988 HX Base Yr



766 SW PRAIRIE ST, 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	45,455
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	8,450
TOTAL MARKET VALUE	54,505
SOH/AGL Deduction	0
ASSESSED VALUE	54,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,505
TOTAL JUST VALUE	54,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053164	Electrical Servic		05/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/2622	12/02/2024	WD	Q	I	01	65,000
GRANTOR: WILLIAMS NIKKI						
GRANTEE: SHEPPARD KELLY						
1523/2392	9/18/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MOSER						
GRANTEE: WILLIAMS NIKKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FST= N8 W18 S8 E18$ W18 FOP= N8 W14 S8 E14 $ W6 FOP= W8 S24 E8 N24$ S24 FOP= W8 S6 E8 N6$ S2 FOP= S6E11 N6 W11$ E26 N26$ BAS= S26 E12 N26 W12$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		*RSFM1	140.00	203.00	0.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	8,450							

REVIEW DATE 07/10/2025 BY tommy Total Acres: 0.65 Total Land Value: 8,450 Market: 0 Agricultural: 0 Common: 8,450 PRINTED 11/18/2025 BY SYS