

COMM SE COR OF SE1/4 OF NE1/4, R
R/W OF CO RD FOR POB, CONT W 415
FT, E 415.65 FT TO W R/W OF CO R

ROSE SHERMAN V
1062 SW UPCHURCH AVE
LAKE CITY, FL 32024

2026

16-4S-16-03025-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06

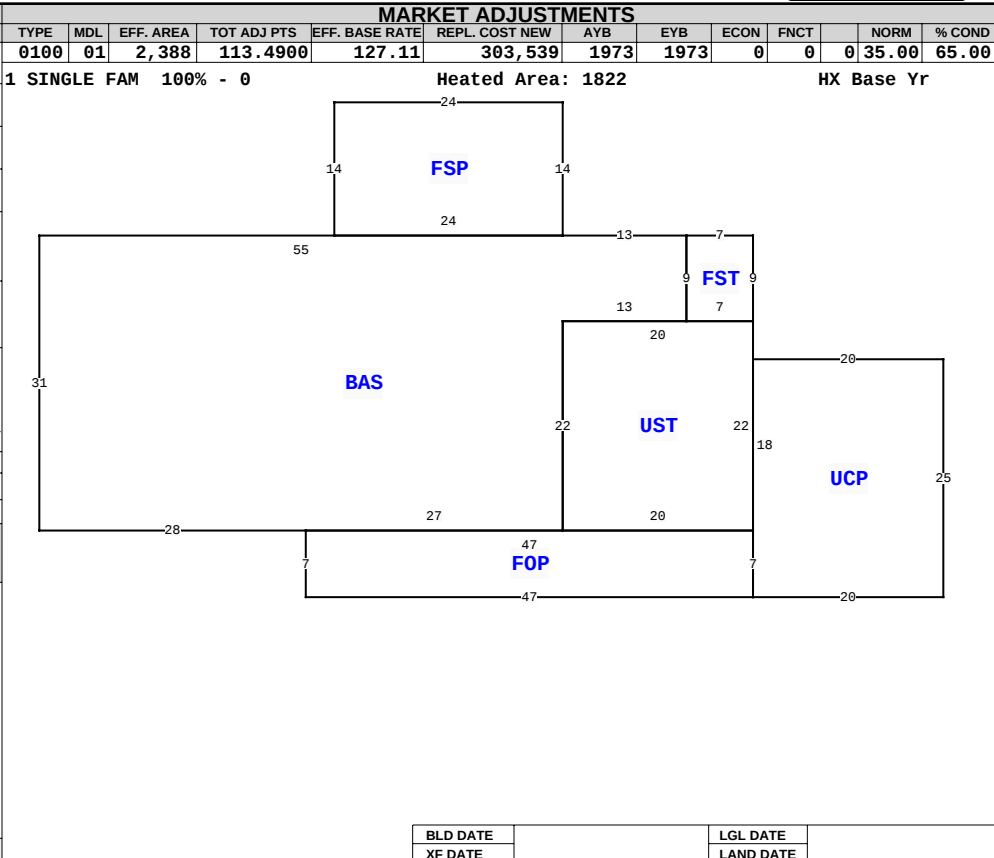
NEIGHBORHOOD/LOC					
16416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100		1,822	150,536
FOP	329	30		99	8,180
FSP	336	40		134	11,071
FST	63	55		35	2,892
UCP	500	20		100	8,262
UST	440	45		198	16,359

TOTALS	3,490			2,388	197,300
EXTRA FEATURES					

L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
5	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
6	0060	CARPORT F	0	100	18	35	630.00	UT	5.00	5.00	100	2007	2007	3	100	3,150	
7	0166	CONC, PAVMT	0	100	3	40	240.00	UT	2.00	2.00	100	2007	2007	3	100	480	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	11,500.00	11,500.00	17,250

REVIEW DATE 07/08/2024 BY KS



TOTAL OB/XF																	
10,736																	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,300	
TOTAL MARKET OB/XF VALUE		10,736	
TOTAL LAND VALUE - MARKET		17,250	
TOTAL MARKET VALUE		225,286	
SOH/AGL Deduction		108,131	
ASSESSED VALUE		117,155	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		66,433	
TOTAL JUST VALUE		225,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1473/2478	8/18/2022	LE	U	I	14	100	
GRANTOR: ROSE SHERMAN V							
GRANTEE: THOMAS BRENDA R							
0516/0414	5/01/1984	WD	Q	I		43,700	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W13 FSP= N14 W24 S14 E24\$ W55 S31 E28 FOP= S7 E47 N7 W47\$ E27 UST= E20 UCP= S7 E20 N25 W20 S18\$ N22W20 S22\$ N22 E 13 FST= E7 N9 W7 S9\$ N9\$.																	

Total Acres: 1.50 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 11/19/2025 BY SYS