

COMM NW COR OF SEC, E 546.11 FT
210 FT, S 315 FT, W 210 FT, N 31
RD R/W.

SHEPHERD HORACE E/SHEPHERD SHIRLEY A
974 SW TOMPKINS STREET
LAKE CITY, FL 32024

2026

16-4S-16-03049-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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		06
NEIGHBORHOOD/LOC	16416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	108,768
UEP	140	60		84	5,933
UEP	180	60		108	7,628
UOP	50	20		10	707
UST	60	45		27	1,907
UST	126	45		57	4,026

TOTALS	2,096			1,826	128,968
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	27	25	675.00	UT	0.70	
2	0296	SHED METAL	0 100	10	20	200.00	UT	7.50	
3	0296	SHED METAL	0 100	14	20	280.00	UT	7.50	
4	0294	SHED WOOD/	0 100	16	24	384.00	UT	14.00	
5	0252	LEAN-TO W/	0 100	7	20	140.00	UT	2.50	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.35

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,826	97.0200	108.66	198,413	1945	1960	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 0												
Heated Area: 1540												
HX Base Yr												

974 SW TOMPKINS ST, LAKE CITY				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
675.00	UT	0.70	0.70	100	0	0	3	100	473	
200.00	UT	7.50	7.50	70	1993	1993	3	70	1,050	
280.00	UT	7.50	7.50	70	1993	1993	3	70	1,470	
384.00	UT	14.00	14.00	100	2007	2007	3	100	5,376	
140.00	UT	2.50	2.50	50	2007	2007	3	50	175	
1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,968	
TOTAL MARKET OB/XF VALUE		9,044	
TOTAL LAND VALUE - MARKET		15,525	
TOTAL MARKET VALUE		153,537	
SOH/AGL Deduction		95,092	
ASSESSED VALUE		58,445	
TOTAL EXEMPTION VALUE		HX HB 33,445	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		153,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30588	MAINT/ALTR	50	11/06/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1476/1176	8/31/2022	QC	U	V	11	100	
GRANTOR: HUCHINGSON JOE							
GRANTEE: SHEPHERD HORACE E							
0760/1336	5/27/1992	WD	Q	I		38,000	
GRANTOR: MARY J HUCHINGSON							
GRANTEE: HORACE E SHEPHERD							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W50 UEP= W10 S18 E10 N18\$ S18 UEP= W10 S14 E10 N14\$ S14 E38 UST= E12 N5 W12 S5\$ N5 E12 UOP= S5 E5 N10 W5 S5\$ N27\$ PTR= N30 UST= N6 W21 S6 E21\$ S30\$.									