COMM NW COR OF E1/2 OF SEC, RUN
TO INTERS OF A FENCE LINE RUNNIN
S ALONG FENCE LINE 2027.66 FT, E

SHIPP STEVEN MYLORD
217 NW CARR CT
LAKE CITY, FL 32055

2025

17-3S-16-02162-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

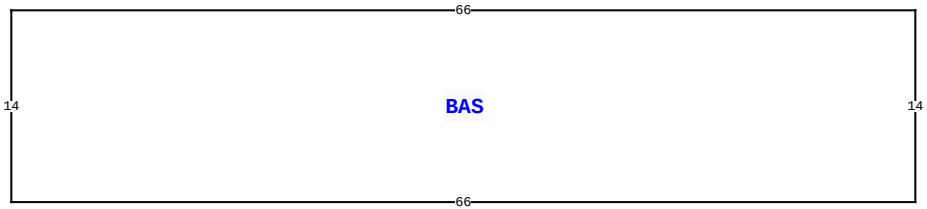
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,532
TOTALS	924			924	23,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	106.1100	63.67	58,831	1983	1983	0	0	0	60.00	40.00

2 MOBILE HME – 0% - 2023 Heated Area: 924 HX Base Yr 2020



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,808
TOTAL MARKET OB/XF VALUE		12,550
TOTAL LAND VALUE - MARKET		60,940
TOTAL MARKET VALUE		139,298
SOH/AGL Deduction		25,269
ASSESSED VALUE		114,029
TOTAL EXEMPTION VALUE	HX HB 13	84,468
BASE TAXABLE VALUE		29,561
TOTAL JUST VALUE		139,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042157	Mobile Home		06/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/0470	11/13/2019	WD	U	I	11	100
GRANTOR: TERESA A ELLISON, ROY						
GRANTEE: STEVEN MYLORD SHIPP						
1399/0594	11/13/2019	WD	Q	I	01	55,000
GRANTOR: TERESA A ELLISON, ROY						
GRANTEE: STEVEN MYLORD SHIPP						

217 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	250.00	250.00	100	2023	2022		100	250	
9	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,550

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.54	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,940							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/29/2022 BY JB Total Acres: 5.54 Total Land Value: 60,940 Market: 0 Agricultural: 0 Common: 60,940 PRINTED 06/27/2025 BY SYS

COMM NW COR OF E1/2 OF SEC, RUN
TO INTERS OF A FENCE LINE RUNNIN
S ALONG FENCE LINE 2027.66 FT, E

SHIPP STEVEN MYLORD
217 NW CARR CT
LAKE CITY, FL 32055

2025

17-3S-16-02162-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

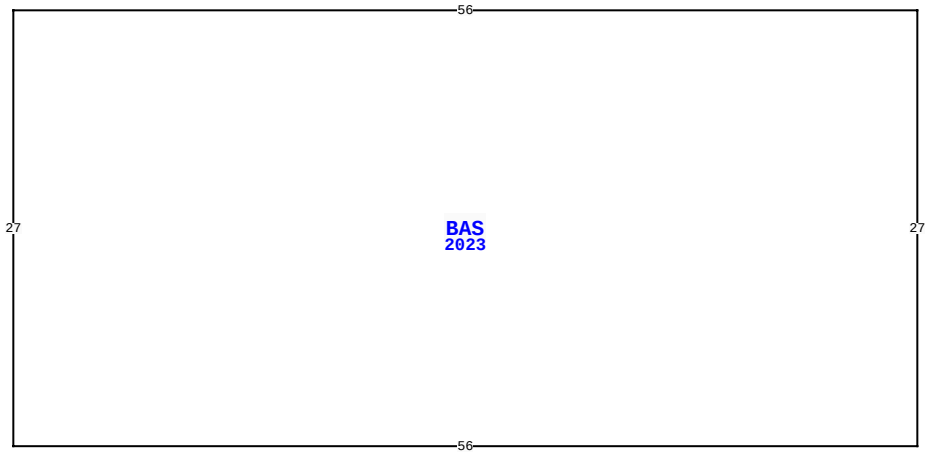
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	42,276
TOTALS	1,512			1,512	42,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.5000	69.90	105,689	1985	1985	0	0	0	60.00	40.00

3 MOBILE HME – 100% - 2023 Heated Area: 1512 HX Base Yr 2020



217 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: TERESA A ELLISON, ROY						
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1399/0594	11/13/2019	WD	Q	I	01	55,000
GRANTOR: TERESA A ELLISON, ROY						
GRANTEE: STEVEN MYLORD SHIPP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W56 S27 E56 N27 $
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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

REVIEW DATE 12/29/2022 BY JB Total Acres: 5.54 Total Land Value: 60,940 Market: 0 Agricultural: 0 Common: 60,940 PRINTED 06/27/2025 BY SYS