COMM NW COR OF S1/4 OF SW1/4
OF NE1/4, RUN S 462 FT FOR
POB, RUN E 660 FT, S 198 FT, W

SHEPPARD GLENN/SHEPPARD STACY
9364 SE 141ST BLVD
WHITE SPRINGS, FL 32096-3415

**2026**

**18-3S-17-05059-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 07

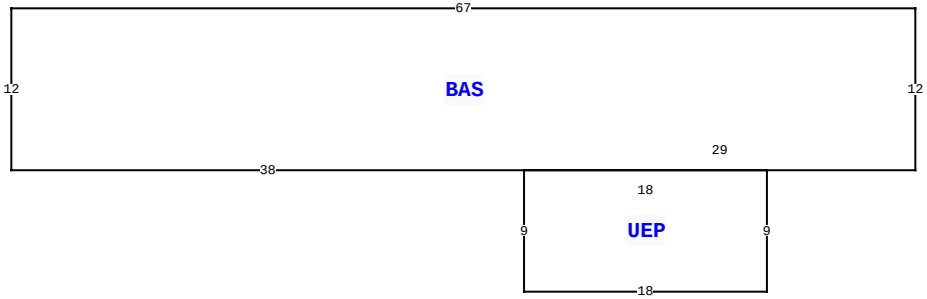
NEIGHBORHOOD/LOC 18317.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 804 | 100 | | 804 | 13,662 |
| UEP | 162 | 70 | | 113 | 1,920 |
| TOTALS | 966 | | | 917 | 15,582 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 917 | 70.8075 | 42.48 | 38,954 | 1975 | 1975 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 804 HX Base Yr




572 NW MCCALL TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 0255 | MBL HOME S | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 1,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 20 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 500 | |
| 5 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,750

| 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 | 0102 | C | SFR/MH | 0 | | RSF-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 0.75 | 9,000.00 | 6,750.00 | 20,250 | | | | | | | |

REVIEW DATE 08/18/2015 BY DF Total Acres: 3.00 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 PRINTED 11/07/2025 BY SYS

## COLUMBIA COUNTY PROPERTY



VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 15,582 |
| TOTAL MARKET OB/XF VALUE | 11,750 |
| TOTAL LAND VALUE - MARKET | 20,250 |
| TOTAL MARKET VALUE | 47,582 |
| SOH/AGL Deduction | 5,693 |
| ASSESSED VALUE | 41,889 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 41,889 |
| TOTAL JUST VALUE | 47,582 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 47,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0870/0693 | 1/23/1998 | WD | Q | I | | 15,000 |
| GRANTOR: CARRIE MARTIN | | | | | | |
| GRANTEE: GLENN & STACY SHEPP | | | | | | |
| 0795/1223 | 4/25/1994 | SA | U | I | 11 | 0 |
| GRANTOR: WILEY MARTIN | | | | | | |
| GRANTEE: CARRIE BELL MARTIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W67 S12 E38 UEP= S9 E18N9 W18$ E29 N12$.