LOT 2 BLOCK F SUWANNEE VALLEY ES

987-1346, 990-2751, WD 1055-2659

SHEPPARD EVA L
154 NW SPARR LANE
LAKE CITY, FL 32055

2026

22-2S-16-01721-002

BUILDING CHARACTERISTICS

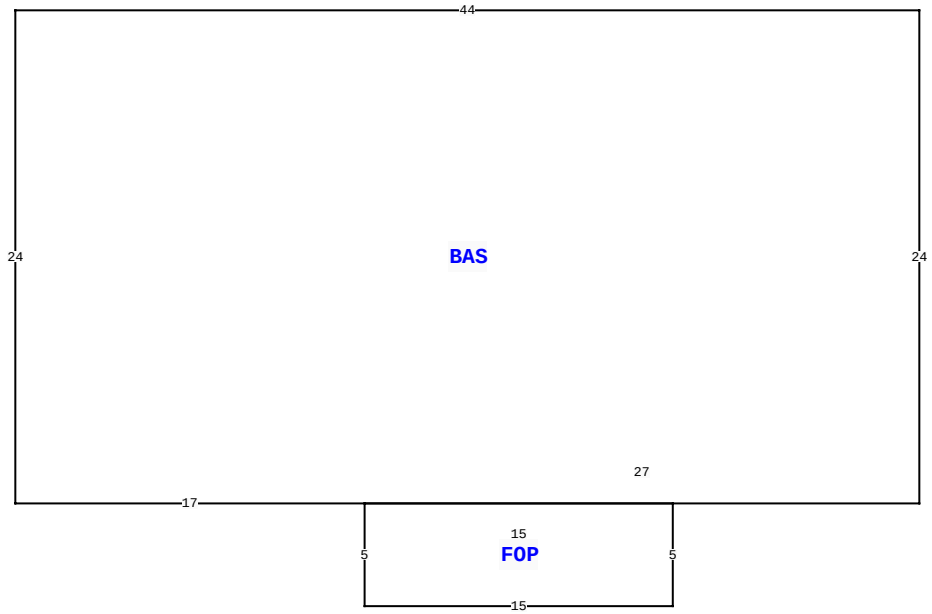
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	106,041
FOP	75	30		22	2,210
TOTALS	1,131			1,078	108,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,078	119.5440	133.89	144,333	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 1056 HX Base Yr 2006



154 NW SPARR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,250
TOTAL MARKET OB/XF VALUE		1,850
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		120,600
SOH/AGL Deduction		39,386
ASSESSED VALUE		81,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,492
TOTAL JUST VALUE		120,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,404

SALE:2:1: SALE INCLUDED OTHER LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044967	Roof Replacement	3,460	07/15/2022
23600	SFR	326	09/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1055/2659	8/22/2005	WD	Q	V		11,900
GRANTOR: THOMAS CUSHMAN						
GRANTEE: EVA L SHEPPARD						
0990/2751	8/08/2003	WD	Q	V		16,000
GRANTOR: PHILPOT & CREWS						
GRANTEE: THOMAS M CUSHMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E17 FOP= S5 E15 N5 W15$ E27 N24$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,850

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.26 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/18/2025 BY SYS