COMM NE COR OF SW1/4 OF NE1/4, S
FOR POB, E 174.42 FT TO PT ON W
R/W, S ALONG R/W 447.33 FT, S ST

SHEPPARD GEORGE J/SHEPPARD CAMERON G
1468 SW MAIN BLVD, STE 105-99
LAKE CITY, FL 32025

2026

24-5S-16-03705-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

208 SW SHEPPARD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	8,680
SOH/AGL Deduction	79
ASSESSED VALUE	8,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,601
TOTAL JUST VALUE	67,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051311	Mobile Home		10/30/2024
000051233	Right-of-Way Acce		10/24/2024
000043257	Storage Building	12,000	11/29/2021
40542	ELECTRICAL	0	09/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/1519	11/29/2021	QC	U	V	11	100
GRANTOR: SHEPPARD GEORGE J						
GRANTEE: SHEPPARD GEORGE J						
1325/2548	5/20/2016	QC	U	V	11	100
GRANTOR: ISIAH L & ELNORA A SH						
GRANTEE: GEORGE J SHEPPARD &						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							

REVIEW DATE 01/17/2025 BY randall Total Acres: 6.00 Total Land Value: 1,680 Market: 60,000 Agricultural: 1,680 Common: 0 PRINTED 10/13/2025 BY SYS