COMM SE COR OF SEC, RUN W 1305.1
SHEPHERD RD, N ALONG R/W 1482.39
CONT N 377.03 FT, E 1266.51 FT,

O'NEAL SANDRA S
577 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

24-5S-16-03707-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

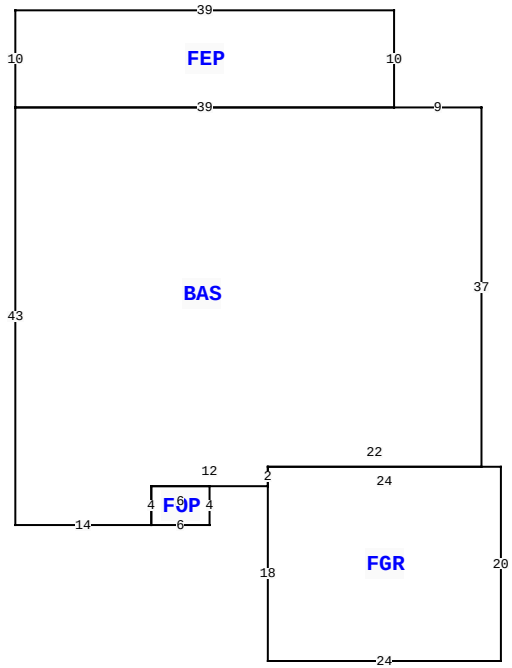
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100		1,884	199,468
FEP	390	80		312	33,033
FGR	480	55		264	27,951
FOP	24	30		7	741
TOTALS	2,778			2,467	261,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,467	109.9200	123.11	303,712	2011	2011	0	0	0	14.00	86.00

2 SINGLE FAM 100% - 2012 Heated Area: 1884 HX Base Yr 2012



577 SW SHEPPARD WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,192
TOTAL MARKET OB/XF VALUE		11,602
TOTAL LAND VALUE - MARKET		104,500
TOTAL MARKET VALUE		286,744
SOH/AGL Deduction		133,778
ASSESSED VALUE		152,966
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		47,244
TOTAL JUST VALUE		377,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29228	SFR	761	03/02/2011
13434	M H	125	12/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2350	8/06/2023	LE	U	I	14	100
GRANTOR: O'NEAL SANDRA S (ENH						
GRANTEE: ELLZEY ROGER LINCOL						
0888/0023	9/08/1999	WD	Q	V		26,000
GRANTOR: SUBRANDY LTD						
GRANTEE: S O'NEAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FEP= N10 W39 S10 E39$ W39 S43 E14 FOP= E6 N4 W6 S4$ N4 E12 FGR= S18 E24 N20 W24 S2$ N2 E22 N37$.

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	36	48	1,728.00	UT	2.50	2.50	73	2011	2011	3	73	3,154	
2	0020	BARN,FR	0	100	16	48	768.00	UT	10.00	10.00	73	2011	2011	3	73	5,606	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	571.00	UT	2.00	2.00	100	2011	2011	3	100	1,142	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,602

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 11/12/2019 BY BC Total Acres: 11.00 Total Land Value: 13,950 Market: 95,000 Agricultural: 4,450 Common: 9,500 PRINTED 11/20/2025 BY SYS