COMM SE COR, RUN W 1345.14 FT TO SHEPARD RD FOR POB, CONT W 539.9 401.44 FT, E 547.38 FT TO W R/W

PYLE EUGENE H/PYLE FRANCIS R
838 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

24-5S-16-03707-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

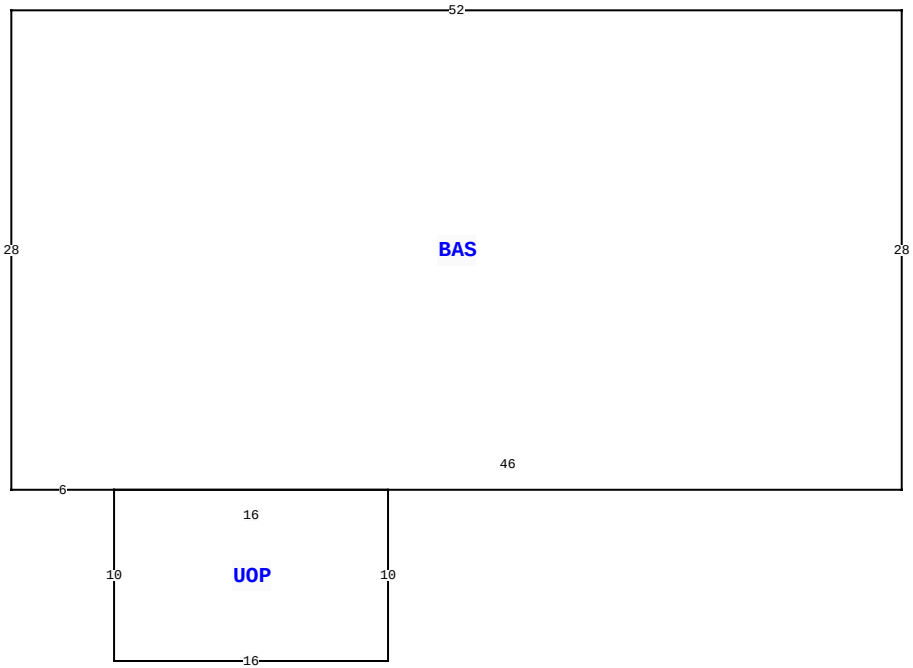
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,456	100		1,456	41,199
UOP	160	25		40	1,132
TOTALS	1,616			1,496	42,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,496	117.9000	70.74	105,827	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1456 HX Base Yr



838 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	42,331
TOTAL MARKET OB/XF VALUE	7,388
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	99,819
SOH/AGL Deduction	4,230
ASSESSED VALUE	95,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,589
TOTAL JUST VALUE	99,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13316	M H	125	11/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0915/1748	10/01/2000	WD	Q	V	01	20,200
GRANTOR: B DICKS						
GRANTEE: EUGENE & FRANCES PY						
0868/2296	11/01/1998	WD	Q	V	01	10,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: B DICKS (ONE OF SUB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E6 UOP= S10 E16 N10 W16$ E46 N28$.

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	0294	SHED WOOD/	0	0	12	12	144.00	UT	4.00	4.00	50	2001	2001	3	50	288	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,388

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 11/06/2019 BY BC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS