COMM SE COR OF SEC, RUN W 1345.1
TO W R/W SHEPHARD RD, N ALONG R/
FT, CONT N 99.65 FT FOR POB, RUN

BLASEJEWSKI BETTY M
670 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

24-5S-16-03707-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

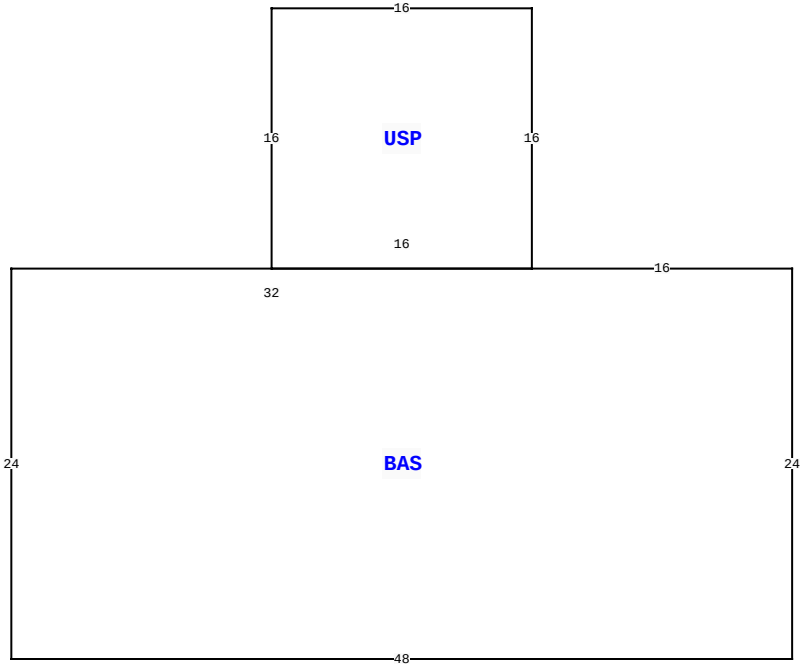
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,152	100		1,152	30,385
USP	256	35		90	2,374
TOTALS	1,408			1,242	32,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,242	109.9000	65.94	81,897	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1152 HX Base Yr 2000



688 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		32,759
TOTAL MARKET OB/XF VALUE		10,440
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		93,299
SOH/AGL Deduction		40,788
ASSESSED VALUE		52,511
TOTAL EXEMPTION VALUE	HX HB WX	32,511
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		93,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36580	M H	582	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0892/0324	11/15/1999	WD	Q	V		19,500
GRANTOR: A DICKS						
GRANTEE: BLASEJEWSKI						
0868/2294	11/01/1998	WD	Q	V	01	10,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: ANDREW DICKS (ONE O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 USP= N16 W16 S16 E16$ W32 S24 E48 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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	60	1999	1999	3	60	240	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,440

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	100		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