COMM NE1/4 OF SEC, S 1324.45 FT
SW1/4 OF NE1/4, E 668.52 FT FOR
635.47 FT TO W MAINT R/W OF SW S

HINES JAMES E/HINES CYNTHIA R
1122 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

25-5S-16-03710-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

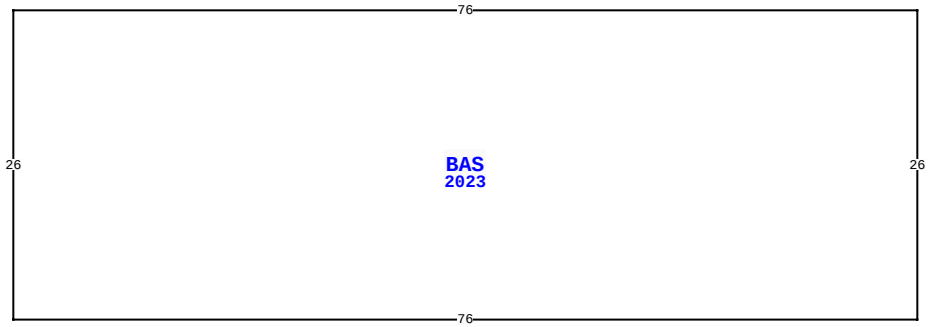
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	25516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2023	1,976	210,922
TOTALS	1,976			1,976	210,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,976	113.5000	112.36	222,023	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 0% - 2023 Heated Area: 1976 HX Base Yr



1122 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	210,922
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	85,500
TOTAL MARKET VALUE	303,422
SOH/AGL Deduction	0
ASSESSED VALUE	303,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,422
TOTAL JUST VALUE	303,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044873	Mobile Home		07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/1031	5/09/2022	WD	Q	V	01	100,000
GRANTOR: T-PRICE CORPORATION						
GRANTEE: HINES JAMES E						
1454/1901	12/07/2021	WD	U	V	30	45,400
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: T-PRICE CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,21] E76 S26 W76 N26 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

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	0200	C	MBL HM	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 10/27/2022 BY JB Total Acres: 9.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 10/03/2025 BY SYS