NW DIV: W1/2 OF NE1/4 BLOCK 53.

TD 1576-2448

SHEPPARD EVA LARCAVIA
154 NW SPARR LN
LAKE CITY, FL 32055

2027

00-00-00-11388-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	2,417
TOTAL MARKET VALUE	4,917
SOH/AGL Deduction	0
ASSESSED VALUE	4,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,917
TOTAL JUST VALUE	4,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2448	8/31/2026	TD	U	I	18	4,100

GRANTOR: CLERK OF COURT

GRANTEE: SHEPPARD EVA LARCAV

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,500	

TOTAL OB/XF 2,500

LAND DESCRIPTION

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	0700	C	MISC RES	0			0.00	0.00	5,687.00	SF		1.00	1.00	0.85	0.50	0.43	2,417							

REVIEW DATE 11/06/2015 BY DF Total Acres: 0.13 Total Land Value: 2,417 Market: 0 Agricultural: 0 Common: 2,417 PRINTED 11/17/2026 BY SYS