S DIV: LOTS 90 & 91 BLOCK H CANO

WD 735-610,612,614,616,618, 737-

SHEPARDSON HOWARD
PO BOX 21
FORT WHITE, FL 32038

2026

00-00-00-13731-000

BUILDING CHARACTERISTICS

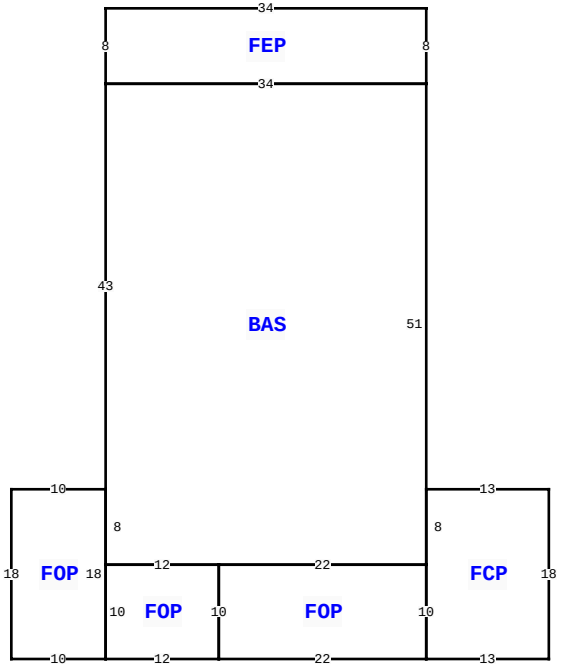
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	69,973
FCP	234	25		58	2,340
FEP	272	80		218	8,797
FOP	120	30		36	1,453
FOP	180	30		54	2,179
FOP	220	30		66	2,663
TOTALS	2,760			2,166	87,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,166	65.5099	73.37	158,919	1930	1930	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1734 HX Base Yr



311 SE BROWN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	87,405
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	9,600
TOTAL MARKET VALUE	101,005
SOH/AGL Deduction	0
ASSESSED VALUE	101,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,005
TOTAL JUST VALUE	101,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,605

SALE:1:1: HER 1/4 INT (ALSO INVOLVES RE# 13770)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047927	Electrical Servic	0	08/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/573	6/24/2024	WD	U	I	11	100
GRANTOR: THE MARGARET H HEDGEP						
GRANTEE: THE GRANNY BROWN LA						
1486/2536	2/27/2023	WD	U	I	32	59,000
GRANTOR: THE MAOP LAND TRUST						
GRANTEE: SHEPARDSON HOWARD						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N8 W34 S8 E34$ BAS= W34 S43 FOP= W10 S18 E10 N18$ S8 FOP= S10 E12 N10 W12$ E12 FOP= S10 E22 N10 W22$ E22FCP= S10 E13 N18 W13 S8$ N51$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0100	C	SFR	0		00	160.00	120.00	19,200.00	SF		1.00	1.00	0.50	1.00	0.50	9,600							

REVIEW DATE 08/21/2023 BY TW Total Acres: 0.44 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 06/23/2026 BY SYS