(AKA LOT 44).
BEG SE COR OF SW1/4 OF NE1/4, RU
417.50 FT, S 208.75 FT, E 417.50

**SHIPP JOHN ANDREW JR/SHIPP JESSICA RENEE**
1431NW HAMP FARMER RD
LAKE CITY, FL 32055

**2027**

**01-2S-17-04659-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 1217.0100 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

373 NE PENOLA WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 100 |
| TOTAL LAND VALUE - MARKET | 29,520 |
| TOTAL MARKET VALUE | 29,620 |
| SOH/AGL Deduction | 7,997 |
| ASSESSED VALUE | 21,623 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 21,623 |
| TOTAL JUST VALUE | 29,620 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 19,657 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1571/1946 | 6/30/2026 | WD | Q | I | 01 | 65,000 |
| GRANTOR: LAW COBY | | | | | | |
| GRANTEE: SHIPP JOHN ANDREW J | | | | | | |
| 1564/2690 | 3/31/2026 | WD | Q | I | 01 | 34,000 |
| GRANTOR: RAULERSON REX ALLEN | | | | | | |
| GRANTEE: LAW COBY | | | | | | |

## 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 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 100

| 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 | 4.10 | AC | | 1.00 | 1.00 | 0.90 | 8,000.00 | 7,200.00 | 29,520 | | | | | | | |

REVIEW DATE 08/26/2026 BY TP — Total Acres: 4.10 — Total Land Value: 29,520 — Market: 0 — Agricultural: 0 — Common: 29,520 — PRINTED 11/17/2026 BY SYS