BEG SW COR OF NE1/4 OF SW1/4,
RUN N 715.62 FT, E 1319.78 FT,
S 707.79 FT, W 446.90 FT, N

SHEELY JOHN T/LANGE MARCIA S
1384 SE BAYA DR
LAKE CITY, FL 32025

**2027**

**02-5S-16-03435-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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|---|---|---|---|
| DOR CODE | 5200 | CROPLAND CLS2 | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2516.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 05/04/2026 MLU |
| 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 | 0 |
| TOTAL LAND VALUE - MARKET | 138,450 |
| TOTAL MARKET VALUE | 6,830 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 6,830 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 6,830 |
| TOTAL JUST VALUE | 138,450 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 138,450 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0848/1743 | 10/31/1997 | WD | Q | V | 01 | 100 |
| GRANTOR: J TRUETT SHEELY (LE) | | | | | | |
| GRANTEE: MARCIA S LANGE & JO | | | | | | |
| 0766/0901 | 9/21/1992 | WD | Q | V | 02 | 0 |
| GRANTOR: GENEVIEVE BROWN | | | | | | |
| GRANTEE: J TRUETT SHEELEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 18.46 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 6,830 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 18.46 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 138,450 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/04/2026 BY MLU Total Acres: 18.46 Total Land Value: 6,830 Market: 138,450 Agricultural: 6,830 Common: 0 PRINTED 11/17/2026 BY SYS