

BEG AT NE COR OF SW1/4, RUN W 10
SOUTH 306.94 FT, THENCE RUN S 46
FT, W 1042.87 FT TO E R/W OF US

SHEER JANICE S
650 NE FALLOW DR
WHITE SPRINGS, FL 32096

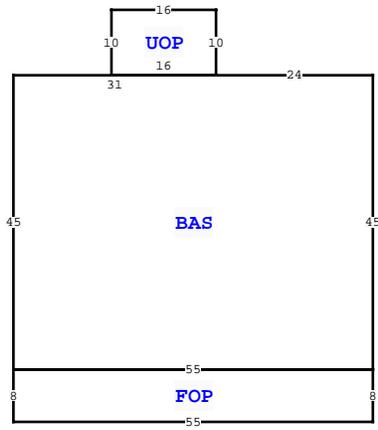
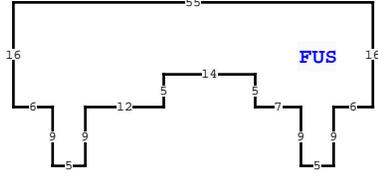
2026

05-1S-17-04492-012



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	12	CEDAR	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	14	PREFIN MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	12	HARDWOOD	60	
Interior Floor	18	SLATE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms	4	100		
Bathrooms	3	100		
Frame	02	WOOD FRAME	100	
Stories	1.	1. 100		
Architectual	05	CONV	100	
Units	0	100		
Quality	07	07		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA	03	
NEIGHBORHOOD/LOC	1117.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	2,475	100		2,475
FOP	440	30		132
FUS	900	100		900
UOP	160	20		32
TOTALS	3,975			3,539

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2013		Heated Area: 3375					HX Base Yr 2013		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	460,701			
TOTAL MARKET OB/XF VALUE	16,258			
TOTAL LAND VALUE - MARKET	214,060			
TOTAL MARKET VALUE	507,230			
SOH/AGL Deduction	168,323			
ASSESSED VALUE	338,907			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	287,496			
TOTAL JUST VALUE	691,019			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	688,123			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29591	SFR	1,120	08/02/2011
27943	PUMP/UTPOL	50	07/13/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/280	6/16/2024	QC	U	I	11	100

GRANTOR: KEBLER ROBERT
GRANTEE: SHEER JANICE S
1472/778 7/15/2022 QC U I 11 100
GRANTOR: SADDLE UP AT BLACK BE
GRANTEE: SHEER JANICE S

EXTRA FEATURES																
L N	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	0040	BARN, POLE	0	100	47	60	2,820.00	UT	2.50	100	2010	2010	3	100	7,050	
2	0261	PRCH, UOP	0	100	12	12	144.00	UT	7.00	100	2010	2010	3	100	1,008	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2012	2012	3	100	2,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	2,200	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W24 UOP= N10 W16 S10 E16\$ W31 S45 FOP= S8 E55 N8 W55\$
E55 N45\$ PTR= N30 FUS= N16 W55 S16 E6 S9 E5 N9 E12 N5 E14 S5
E7 S9 E5 N9 E6\$ S30\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500									
2	5500	A	TIMBER 2	0			0.00	0.00	53.16	AC		1.00	1.00	1.00	445.00	445.00	23,656									
3	5500	A	TIMBER 2	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115									
4	9910	M	MKT.VAL.AG	0			0.00	0.00	60.16	AC		1.00	1.00	1.00	3,500.00	3,500.00	210,560									