COMM SW COR, RUN N 997.98 FT FOR
N 332.66 FT, E 1541.38 FT TO W R
S 332.50 FT, W 1527 FT TO POB.

SHEER JANICE
650 NE FALLOW DR
WHITE SPRINGS, FL 32096

2027

05-3S-17-04853-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	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

4578 N US HIGHWAY 441, 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: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,635
TOTAL MARKET VALUE	61,635
SOH/AGL Deduction	34,290
ASSESSED VALUE	27,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,345
TOTAL JUST VALUE	61,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/888	6/28/2022	WD	Q	V	01	90,000
GRANTOR: CARMONA RUBEN D						
GRANTEE: SHEER JANICE						
1456/126	12/30/2021	WD	Q	V	01	70,000
GRANTOR: M A HUNT PROPERTIES I						
GRANTEE: CARMONA RUBEN D						

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

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	9900	C	AC NON-AG	0		00	0.00	0.00	11.74	AC		1.00	1.00	0.70	7,500.00	5,250.00	61,635							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 11.74 Total Land Value: 61,635 Market: 0 Agricultural: 0 Common: 61,635 PRINTED 11/17/2026 BY SYS