

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

2026

05-3S-17-04853-013


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 61,635 TOTAL MARKET VALUE 61,635 SOH/AGL Deduction 36,776 ASSESSED VALUE 24,859 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,859 TOTAL JUST VALUE 61,635 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 49,308															
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																				4578 N US HIGHWAY 441, LAKE CITY										BLD DATE		LGL DATE		05/12/2026	MLU
EXTRA FEATURES																				SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V		I / 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																																			
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/09/2026 BY SYS																																			