LOT 2 PARADISE ESTATES S/D.
WD 1305-2025

SHIPP ANDREW JR/SHIPP JESSICA RENEE
1431 NW HAMP FARMER ROAD
LAKE CITY, FL 32055

2026

07-2S-17-04677-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7217.00	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

1431 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0040	BARN,POLE	0	0	26	40	960.00	UT	2.50	2.50	100	2010	2010	3	100	2,400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

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	10,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	55,000
SOH/AGL Deduction	10,711
ASSESSED VALUE	44,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,289
TOTAL JUST VALUE	55,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28262	M H	557	12/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/2025	11/01/2015	WD	U	V	34	47,300

GRANTOR: AUDREY S BULLARD AS T

GRANTEE: ANDREW SHIPP JR & J

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/24/2015 BY DF Total Acres: 5.03 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/15/2026 BY SYS