LOT 12 MAY-FAIR S/D.

768-1762, 881-113, 970-765, WD 1

SHEPPARD ROOSEVELT/SHEPPARD TEQUILLA MICHELLE
228 SW PILOTS WAY
LAKE CITY, FL 32024

2027

11-4S-16-02911-112

BUILDING CHARACTERISTICS

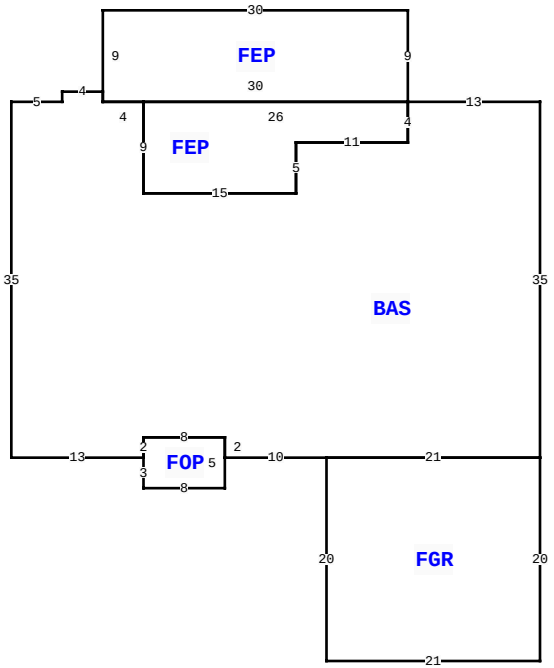
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100		1,629	145,591
FEP	179	80		143	12,781
FEP	270	80		216	19,305
FGR	420	55		231	20,646
FOP	40	30		12	1,072
TOTALS	2,538			2,231	199,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	122.3640	134.60	300,293	1993	1993	0	0	0	33.60	66.40

1 SINGLE FAM 100% - 2022 Heated Area: 1629 HX Base Yr 2022



228 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,243.00	UT	1.40	1.40	100	0	0	3	100	1,740	
3	0296	SHED METAL	0	100	10	12	120.00	UT	11.00	11.00	70	2009	2009	3	70	924	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,395
TOTAL MARKET OB/XF VALUE		5,664
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		240,059
SOH/AGL Deduction		23,455
ASSESSED VALUE		216,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,193
TOTAL JUST VALUE		240,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054699	Solar Power Syste	75,000	12/17/2025
000051584	Solar Power Syste	73,725	11/21/2024
6866	SFR	30,000	02/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1212	8/06/2021	WD	Q	I	01	190,000
GRANTOR: GILES WILLIAM D III						
GRANTEE: SHEPPARD ROOSEVELT						
1365/2299	8/01/2018	QC	U	I	11	180,000
GRANTOR: BENZ & BENZ						
GRANTEE: WILLIAM D III & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S4 W11 S5 W15 N9 W4 N1 W4 S1 W5 S35 E13 N2 E8 S2 E10 E21 N35 $
FGR=[ORIG=-21,35] S20 E21 N20 W21 $
FEP=[ORIG=-13,0] W26 S9 E15 N5 E11 N4 $
FOP=[ORIG=-39,35] S3 E8 N5 W8 S2 $
FEP=[ORIG=-13,-9] W30 S9 E30 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,664

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS