

(AKA PARCEL Q, AVERY ROBERTS DOU UNR DESC AS): COMM COMM NE COR S S 1322.86 FT, S 87 DG W 1335.16

SHIPES DAVID M/SHIPES JENNIFER L 1530 NE COWHORN RD LAKE CITY, FL 32055

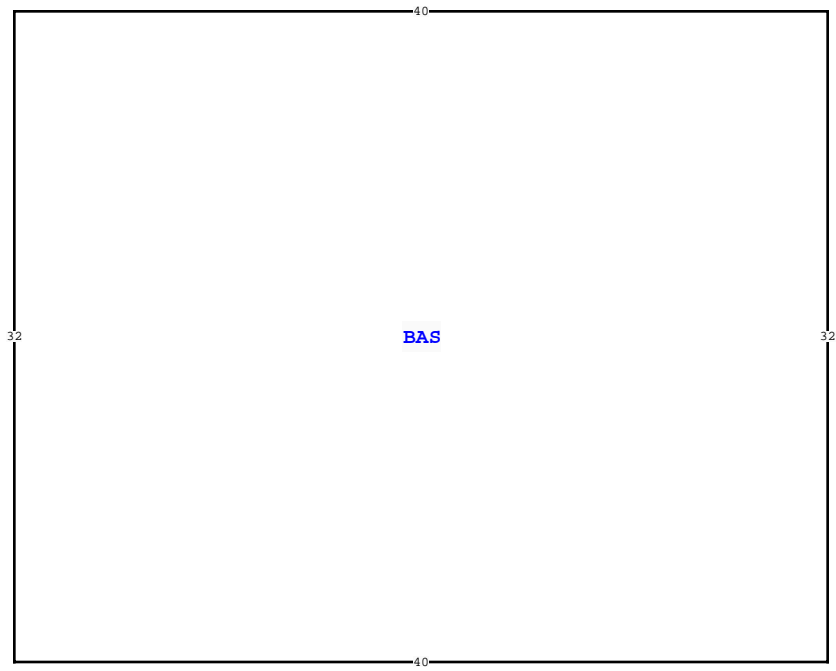
2026

16-3S-17-04955-117



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG.	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	14		PREFIN MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	14		CARPET	70	
Interior Floo	15		HARDTILE	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	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	5000 IMPROVED AG				
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	16317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	140,091
TOTALS	1,280			1,280	140,091

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%	2005		177,331	2004	2004	0	0	21.00	79.00
				Heated Area: 1280			HX Base Yr 2005				



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			140,091
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			128,040
TOTAL MARKET VALUE			150,405
SOH/AGL Deduction			59,522
ASSESSED VALUE			99,883
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			48,472
TOTAL JUST VALUE			268,131
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21446	SFR	382	01/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/2104	4/07/2003	WD Q	Q	V		51,500
GRANTOR: AVERY ROBERTS & JOHN						
GRANTEE: DAVID & JENNIFER SH						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W40 S32 E40 N32\$.														

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

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	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	445.00	445.00	7,120							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	4.84	AC		1.00	1.00	1.00	40.00	40.00	194							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.84	AC		1.00	1.00	1.00	6,000.00	6,000.00	125,040							