

(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

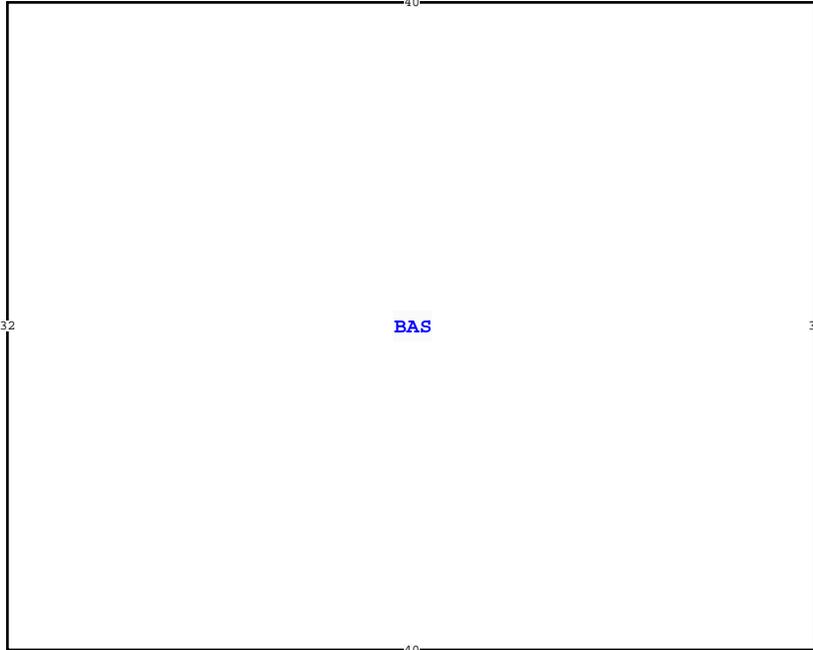
2026

16-3S-17-04955-117



ELEMENT		CD	BUILDING CHARACTERISTICS	
			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
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				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
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							