(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

2027

16-3S-17-04955-117

BUILDING CHARACTERISTICS

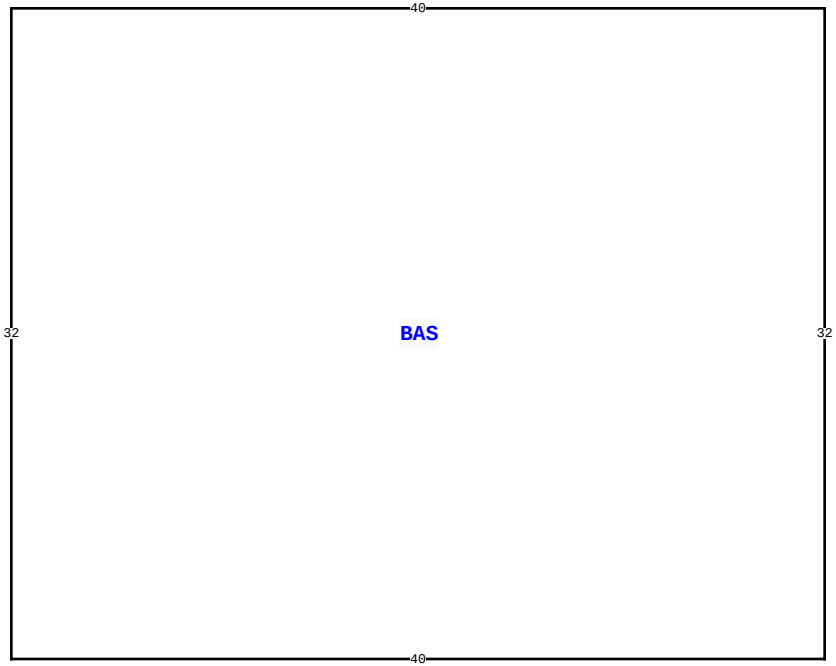
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	137,594
TOTALS	1,280			1,280	137,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	123.7000	136.07	174,170	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1280 HX Base Yr 2005



1530 NE COWHORN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		137,594
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		128,040
TOTAL MARKET VALUE		147,908
SOH/AGL Deduction		45,248
ASSESSED VALUE		102,660
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,249
TOTAL JUST VALUE		265,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,131

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	V		51,500

GRANTOR: AVERY ROBERTS & JOHN

GRANTEE: DAVID & JENNIFER SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S32 E40 N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		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							

REVIEW DATE 08/12/2015 BY DF Total Acres: 21.84 Total Land Value: 10,314 Market: 125,040 Agricultural: 7,314 Common: 3,000 PRINTED 11/17/2026 BY SYS