LOTS 38 & 39 DOUBLE RUN ACRES S/
386-280, 569-478, 873-1112, DC 1

SHEPPARD NIAYAH/SHEPPARD GLENN
299 NE NIKITA PL
LAKE CITY, FL 32055

2027

17-3S-17-04971-038

BUILDING CHARACTERISTICS

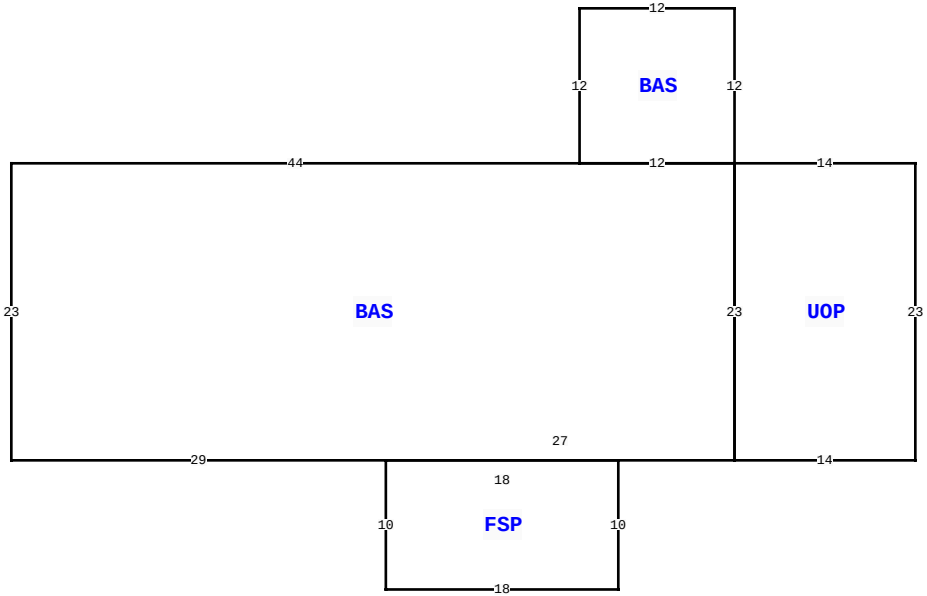
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	1,230
BAS	1,288	100		1,288	11,005
FSP	180	40		72	615
UOP	322	25		80	684
TOTALS	1,934			1,584	13,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,584	71.2080	42.72	67,668	1978	1978	0	0	20	60.00	20.00

1 MOBILE HME 100% - 2024 Heated Area: 1432 HX Base Yr 2024



299 NE NIKITA PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		13,534
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		50,134
SOH/AGL Deduction		0
ASSESSED VALUE		50,134
TOTAL EXEMPTION VALUE	HX HB	25,134
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		50,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2135	7/28/2023	WD	Q	I	01	58,000
GRANTOR: PERRY BRUCE						
GRANTEE: SHEPPARD NIAYAH						
1491/592	5/23/2023	WD	U	I	37	42,000
GRANTOR: VALERINO KRISTINE J						
GRANTEE: PERRY BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S23 E29 FSP= S10 E18 N10 W18$ E27 UOP= E14 N23W14 S23$ N23 BAS= N12 W12 S12E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							

REVIEW DATE 10/10/2023 BY ME Total Acres: 2.11 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 11/17/2026 BY SYS