COMM NW COR OF SE1/4 OF SW1/4, R
FT TO SE R/W DOUBLE RUN RD FOR P
ALONG R/W 150 FT, SE 130.80 FT,

SHEPPARD GLENN L
9364 SE 141ST BLVD
WHITE SPRINGS, FL 32096

2026

20-3S-17-05369-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

123 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,897
TOTAL MARKET VALUE	29,897
SOH/AGL Deduction	0
ASSESSED VALUE	29,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,897
TOTAL JUST VALUE	29,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,897

LAND:1:1: 53150 SQ FT = 1.22 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055375	Right-of-Way Acce		03/30/2026
24027	M H	0	01/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1413	12/16/2022	WD	Q	V	01	40,000
GRANTOR: ALTMAN BRIAN C						
GRANTEE: SHEPPARD GLENN L						
0723/0740	6/28/1990	WD	Q	I	06	36,000
GRANTOR: JOHN W BARBER						
GRANTEE: BRIAN ALTMAN ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	1000	C	VACANT COMME	0		00	0.00	0.00	53,150.00	SF		1.00	1.00	0.75	0.75	0.56	29,897							

REVIEW DATE 02/16/2023 BY ME Total Acres: 1.22 Total Land Value: 29,897 Market: 0 Agricultural: 0 Common: 29,897 PRINTED 05/13/2026 BY SYS