1 SQ AC IN NE COR OF SW1/4 OF NE
1 SQ AC IN NW COR OF SE1/4 OF NE
ALL OF SE1/4 OF NE1/4 LYING W OF

SHEPPARD ISIAH L/SHEPPARD ELNORA
118 SW SHEPPARD WAY
LAKE CITY, FL 32024

2027

24-5S-16-03704-000

BUILDING CHARACTERISTICS

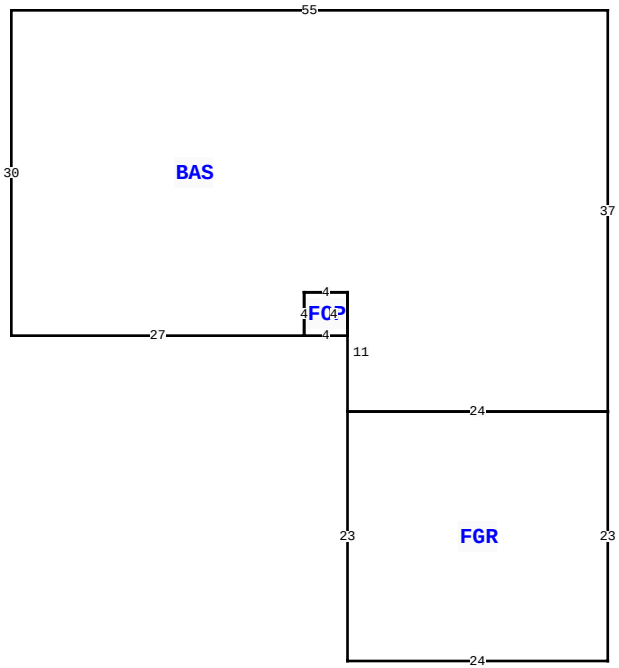
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	24516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	155,935
FGR	552	55		304	26,307
FOP	16	30		5	433
TOTALS	2,370			2,111	182,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	121.0300	133.13	281,037	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1802 HX Base Yr



118 SW SHEPPARD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	70	1993	1993	3	70	788	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,674
TOTAL MARKET OB/XF VALUE		2,338
TOTAL LAND VALUE - MARKET		101,420
TOTAL MARKET VALUE		209,034
SOH/AGL Deduction		87,500
ASSESSED VALUE		121,534
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		20,123
TOTAL JUST VALUE		286,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0989	12/07/2017	QC	U	I	11	100

GRANTOR: ISIAH L SHEPPARD & EL

GRANTEE: ISIAH L & ELNORA SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S30 E27 FOP= E4 N4 W4 S4$ N4 E4 S11 FGR= S23 E24N23 W24$ E24 N37$.

LAND DESCRIPTION

TOTAL OB/XF 2,338

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	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.22	AC		1.00	1.00	1.00	280.00	280.00	2,022							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.22	AC		1.00	1.00	1.00	11,000.00	11,000.00	79,420							

REVIEW DATE 03/05/2026 BY KS Total Acres: 9.22 Total Land Value: 24,022 Market: 79,420 Agricultural: 2,022 Common: 22,000 PRINTED 11/17/2026 BY SYS