BEG SE COR OF SW1/4 OF NE1/4, W
N 471.08 FT, E 370.15 FT, S 471.
163.88 FT TO POB.

RAHBERG ROBERT J SR
268 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

24-5S-16-03705-002

BUILDING CHARACTERISTICS

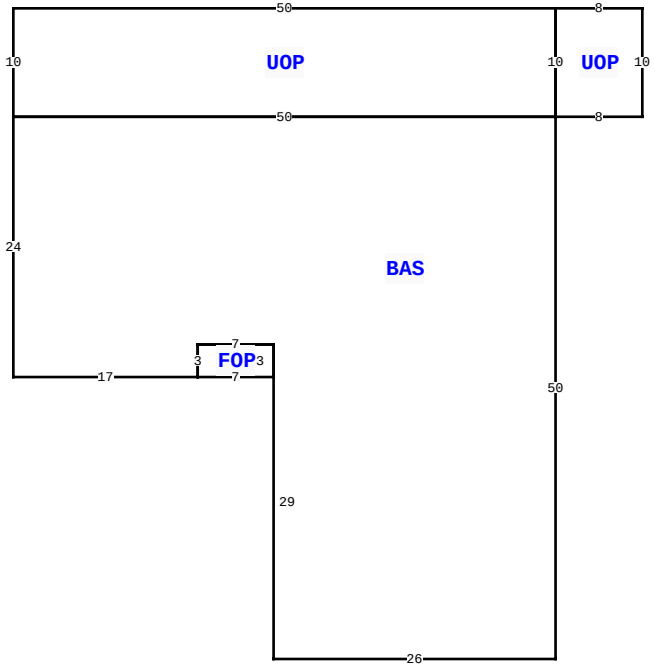
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,855	100		1,855	104,623
FOP	21	30		6	339
UOP	80	20		16	902
UOP	500	20		100	5,640
TOTALS	2,456			1,977	111,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	77.4749	86.77	171,544	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1855 HX Base Yr 2014



268 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	0294	SHED WOOD/	0	100	20	24	480.00	UT	12.00	12.00	50	1989	1989	3	50	2,880	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
3	0031	BARN,MT AE	0	100	24	48	1,152.00	UT	3.50	3.50	100	2014	2014	3	100	4,032	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,504
TOTAL MARKET OB/XF VALUE		9,112
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		172,616
SOH/AGL Deduction		67,230
ASSESSED VALUE		105,386
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		48,975
TOTAL JUST VALUE		172,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0832	6/08/2011	WD	U	I	12	57,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ROBERT J RAHBERG SR						
1193/2494	4/21/2010	CT	U	I	11	0
GRANTOR: CLERK OF COURT(BRIAN						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E17 FOP= E7 N3 W7 S3$ N3 E7 S29 E26 N50$ UOP= E8 N10 W8 S10$ UOP= N10W50 S10 E50$.

LAND DESCRIPTION

TOTAL OB/XF 9,112

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 03/05/2026 BY KS Total Acres: 4.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 06/09/2026 BY SYS