COMM NE COR OF SW1/4 OF NE1/4, S
FOR POB, E 174.42 FT TO PT ON W
R/W, S ALONG R/W 447.33 FT, S ST

SHEPPARD GEORGE J/SHEPPARD CAMERON G
1468 SW MAIN BLVD, STE 105-99
LAKE CITY, FL 32025

2027

24-5S-16-03705-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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

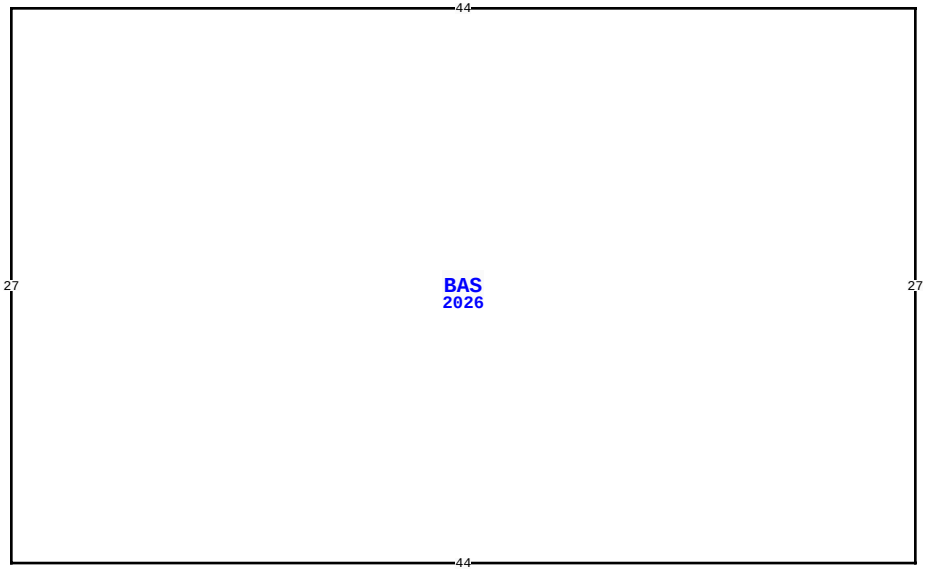
NEIGHBORHOOD/LOC 24516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2026	1,188	125,561
TOTALS	1,188			1,188	125,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	113.5000	108.96	129,444	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2026 Heated Area: 1188 HX Base Yr



208 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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
3	0070	CARPORT UF	0	0	20	30	600.00	UT	7.00	7.00	100	2026	2025		100	4,200	
4	0070	CARPORT UF	0	0	20	25	500.00	UT	5.00	5.00	100	2026	2025		100	2,500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
6	0030	BARN,MT	0	0	40	80	1.00	UT	51,200.00	51,200.00	100	2026	2025		100	51,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,561
TOTAL MARKET OB/XF VALUE	71,900
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	210,861
SOH/AGL Deduction	0
ASSESSED VALUE	210,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,861
TOTAL JUST VALUE	259,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051311	Mobile Home		10/30/2024
000051233	Right-of-Way Acce		10/24/2024
000043257	Storage Building	12,000	11/29/2021
40542	ELECTRICAL	0	09/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/1519	11/29/2021	QC	U	V	11	100
GRANTOR: SHEPPARD GEORGE J						
GRANTEE: SHEPPARD GEORGE J						
1325/2548	5/20/2016	QC	U	V	11	100
GRANTOR: ISIAH L & ELNORA A SH						
GRANTEE: GEORGE J SHEPPARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,15] E44 S27 W44 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 71,900

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/21/2026 BY robin Total Acres: 6.00 Total Land Value: 13,400 Market: 50,000 Agricultural: 1,400 Common: 12,000 PRINTED 11/17/2026 BY SYS