

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

2026

24-5S-16-03705-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,188	100	2026
TOTALS	1,188		1,188

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	0%	- 2026	Heated Area: 1188			HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 44 44 27 27 </div>																								
<div style="border: 1px solid blue; width: 100%; height: 100%; position: relative;"> BAS 2026 </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/10/2024</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/10/2024	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		129,479	
TOTAL MARKET OB/XF VALUE		71,900	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		212,779	
SOH/AGL Deduction		79	
ASSESSED VALUE		212,700	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		212,700	
TOTAL JUST VALUE		261,379	
NCON VALUE		187,379	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		67,000	

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 &						

EXTRA FEATURES		208 SW SHEPPARD WAY, LAKE CITY															
L N	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	

TOTAL OB/XF																	71,900

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF										71,900				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10,000.00	10,000.00	10,000							