TRACT 2 GREAT SOUTH TIMBER S/D U
OF SEC, RUN W 1305.14 FT TO E R/
RUN N ALONG R/W 367.80 FT FOR PO

FERGUSON JOHNNY E/FERGUSON TINA J
755 SW SHEPPARD WAY
LAKE CITY, FL 32024

2027

24-5S-16-03707-002

BUILDING CHARACTERISTICS

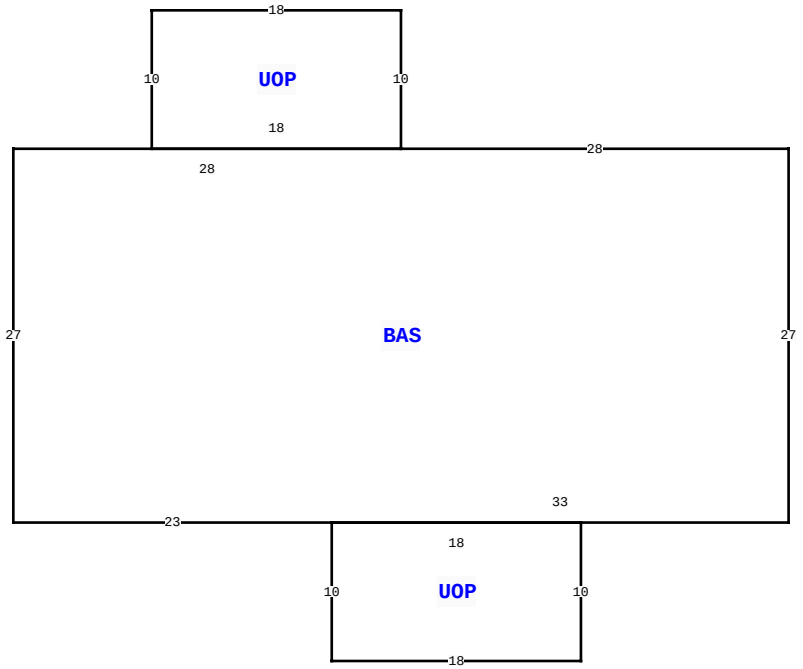
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,638
UOP	180	25		45	2,668
UOP	180	25		45	2,668
TOTALS	1,872			1,602	94,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,602	115.9000	107.79	172,680	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1512 HX Base Yr 2004



755 SW SHEPPARD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,974
TOTAL MARKET OB/XF VALUE	13,960
TOTAL LAND VALUE - MARKET	121,000
TOTAL MARKET VALUE	124,384
SOH/AGL Deduction	57,297
ASSESSED VALUE	67,087
TOTAL EXEMPTION VALUE	HX HB 42,087
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	229,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,956

PRMT:2:1: SCHELL

SALE:2:1: 10.01 ACRES

SALE:1:1: 10 AC - REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050192	Roof Replacement	8,000	06/24/2024
20621	M H	125	04/21/2003
19737	TR/TRAILER	75	07/12/2002
12993	M H	125	08/28/1997
11404	PUMP/UTPOL	30	07/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0957/2514	7/12/2002	WD	Q	V		28,500
GRANTOR: CHRISTOPHER & KATHRYN						
GRANTEE: JOHNNY E & TINA FER						
0957/2512	7/12/2002	WD	Q	V	03	22,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: CHRISTOHER & KATHRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N10 W18 S10 E18$ W28 S27 E23 UOP= S10 E18 N10 W18$ E33 N27$.

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	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	2003	2003	3	100	960	
2	0031	BARN,MT AE	0	100	15	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	
3	0251	LEAN TO W/	0	100	12	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0252	LEAN-TO W/	0	100	12	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,960

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 03/05/2026 BY KS Total Acres: 11.00 Total Land Value: 15,450 Market: 110,000 Agricultural: 4,450 Common: 11,000 PRINTED 11/17/2026 BY SYS