

TRACT 3 GREAT SOUTH TIMBER S/D U
OF SEC, RUN W 1305.14 FT TO E R/
ALONG R/W 736.80 FT FOR POB, CON

WILLIAMSON SIDNEY DEWAYNE/CREEL CRYSTAL LYNN
687 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

24-5S-16-03707-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		5	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	24516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	2022
TOTALS	1,920		210,048

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	-	2022							Heated Area: 1920	HX Base Yr 2022

64
30
BAS
2022
30

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		210,048	
TOTAL MARKET OB/XF VALUE		14,400	
TOTAL LAND VALUE - MARKET		121,000	
TOTAL MARKET VALUE		239,898	
SOH/AGL Deduction		59,142	
ASSESSED VALUE		180,756	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		129,345	
TOTAL JUST VALUE		345,448	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39626	M H	0	04/20/2020
20864	M H	125	07/11/2003
17134	M H	125	06/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/1707	4/01/2020	WD	U	I	11	100

GRANTOR: SIDNEY WILLIAMSON
GRANTEE: SIDNEY DEWAYNE WILL
0872/0831 12/15/1998 WD Q V 28,000
GRANTOR: SUBRANDY
GRANTEE: WILLIAMSON & SMITH

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0040	BARN, POLE	0	100	0	0	0	0	0.00	100
2	0285	SALVAGE	0	100	0	0	0	0	0.00	100
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100
4	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100

TOTAL OB/XF														14,400										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES	
687 SW SHEPPARD WAY, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=20,16] E64 S30 W64 N30 \$	