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

2027

24-5S-16-03707-003

BUILDING CHARACTERISTICS

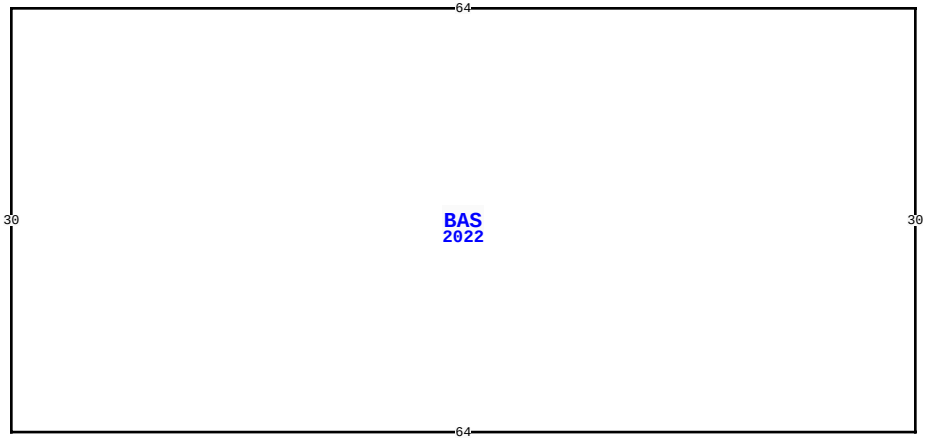
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2022	1,920	198,062
TOTALS	1,920			1,920	198,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,920	114.5000	113.36	217,651	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2022 Heated Area: 1920 HX Base Yr 2022



687 SW SHEPPARD WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,062
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	121,000
TOTAL MARKET VALUE	227,912
SOH/AGL Deduction	41,867
ASSESSED VALUE	186,045
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,634
TOTAL JUST VALUE	333,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,454

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=20,16] E64 S30 W64 N30 $
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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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	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 14,400

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