COMM SE COR OF SEC, RUN W 1305.1
SHEPHERD WAY,N ALONG R/W 1859.42
CONT N ALONG R/W 386.43 FT, E 12

BECKEL ROBERT/BECKEL FRANN
481 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

24-5S-16-03707-006

BUILDING CHARACTERISTICS

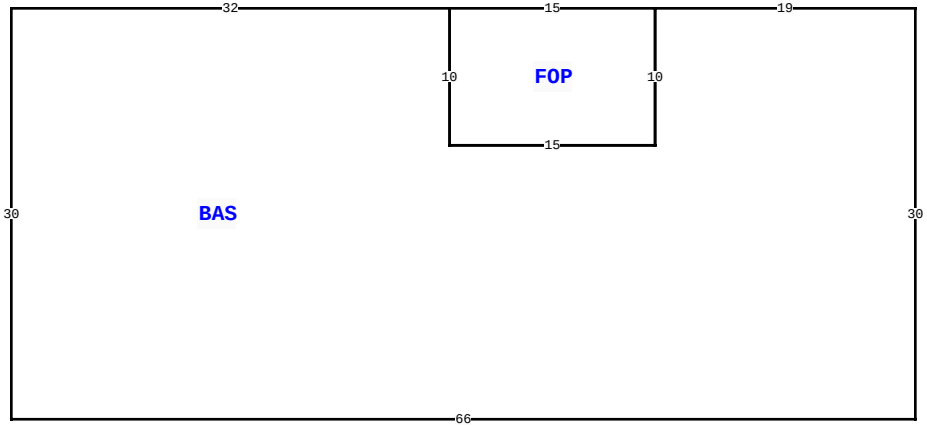
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,830	100		1,830	180,802
FOP	150	35		52	5,138
TOTALS	1,980			1,882	185,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,882	115.5000	108.57	204,329	2020	2020	0	0	0	9.00	91.00

2 MODULAR 1 100% - 2021 Heated Area: 1830 HX Base Yr 2021



481 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2021	2020		100	2,800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2021	2020		100	2,800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2021	2020		100	3,600	
8	0070	CARPORT UF	0	100	24	40	1.00	UT	3,200.00	3,200.00	100	2021	2020		100	3,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,939
TOTAL MARKET OB/XF VALUE		21,400
TOTAL LAND VALUE - MARKET		121,000
TOTAL MARKET VALUE		222,789
SOH/AGL Deduction		55,928
ASSESSED VALUE		166,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,450
TOTAL JUST VALUE		328,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39473	M H	0	03/17/2020
35821	TR/TRAILER	238	09/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1541	3/18/2026	LE	U	I	14	100
GRANTOR: BECKEL ROBERT AKA ROB						
GRANTEE: PLETCHER JENNIFER (						
1334/2305	4/12/2017	WD	Q	V	01	40,000
GRANTOR: JAMES & HOLLY HATIN						
GRANTEE: ROBERT & FRANN BECK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=61,20] S10 W15 N10 W32 S30 E66 N30 W19 $
FOP=[ORIG=46,20] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,400

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	0201	C	MOD HOME	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	100					10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT.VAL.AG	100					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 06/23/2026 BY SYS