BEG NE COR OF SE1/4, RUN S
404.47 FT, W 1223.56 FT TO E
R/W SHEPHERD RD, NE ALONG R/W

BEAGLE PROPERTIES LLC
P O BOX 3094
LAKE CITY, FL 32056

2027

24-5S-16-03707-007

BUILDING CHARACTERISTICS

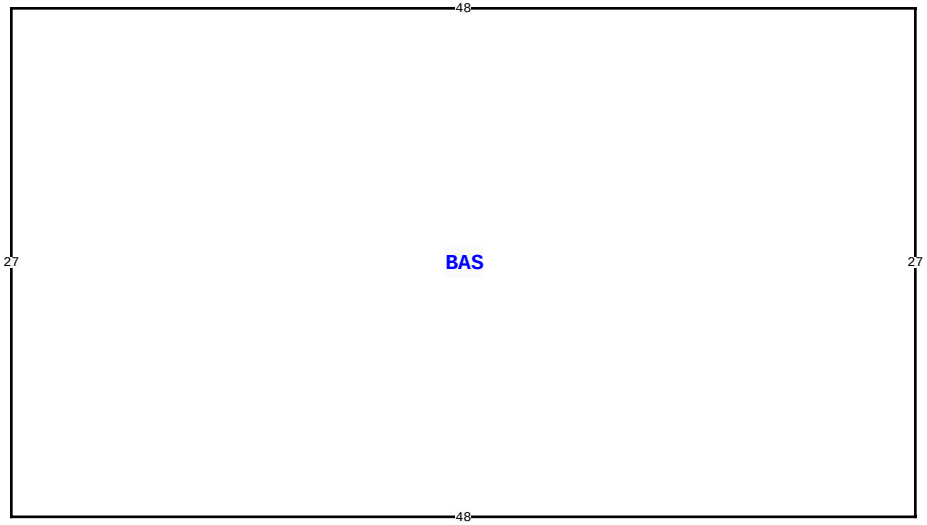
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,296	100		1,296	32,447
TOTALS	1,296			1,296	32,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	104.3100	62.59	81,117	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



421 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	0294	SHED WOOD/	0	0	12	16	1.00	UT	600.00	600.00	50	2000	2000	3	50	300	
2	0252	LEAN-TO W/	0	0	8	16	128.00	UT	2.00	2.00	50	2000	2000	3	50	128	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,447
TOTAL MARKET OB/XF VALUE	7,428
TOTAL LAND VALUE - MARKET	120,780
TOTAL MARKET VALUE	160,655
SOH/AGL Deduction	53,174
ASSESSED VALUE	107,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,481
TOTAL JUST VALUE	160,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16557	M H	125	02/01/2000
14686	M H	125	11/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2198	8/20/2019	WD	Q	I	01	60,000
GRANTOR: RICHARD CUMMINGS L CU						
GRANTEE: BEAGLE PROPERTIES L						
1388/2304	3/08/2019	QC	U	I	11	100
GRANTOR: RICHARD & TERESA L CU						
GRANTEE: RICHARD CUMMINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,428

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	0		A-1	0.00	0.00	10.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	120,780							

REVIEW DATE 03/05/2026 BY KS Total Acres: 10.98 Total Land Value: 120,780 Market: 0 Agricultural: 0 Common: 120,780 PRINTED 11/17/2026 BY SYS