COMM SE COR, RUN W 1345.14 FT
TO W R/W SHEPHERD RD, RUN N
697.93 FT, N 980.68 FT FOR

BAKER GEORGE STEVEN/BAKER VICTORIA A
488 SW SHEPPARD WAY
LAKE CITY, FL 32024

2027

24-5S-16-03707-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

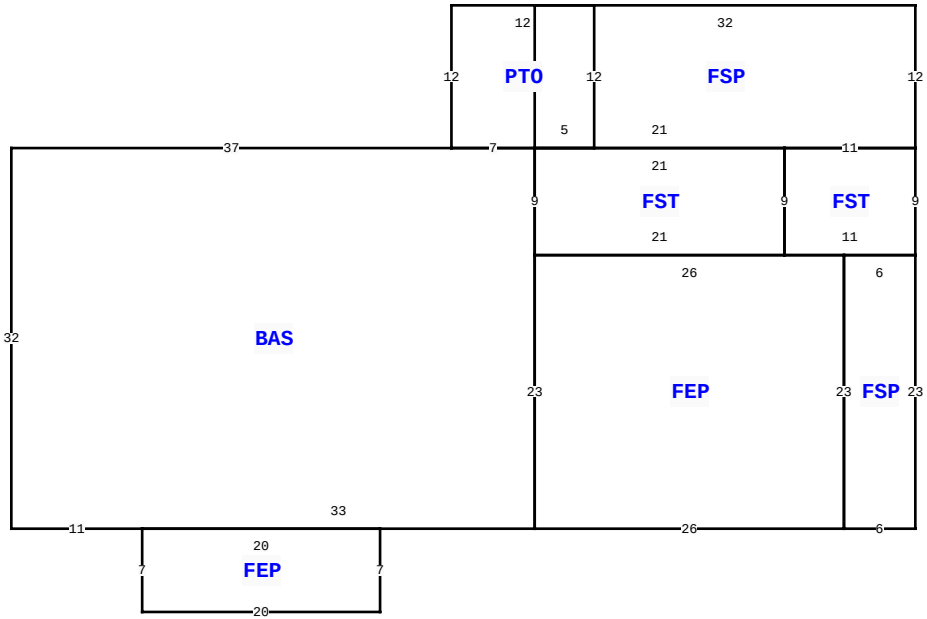
NEIGHBORHOOD/LOC 24516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	119,170
FEP	140	80		112	9,479
FEP	598	80		478	40,457
FSP	138	40		55	4,655
FSP	384	40		154	13,035
FST	99	55		54	4,571
FST	189	55		104	8,802
PTO	144	5		7	593
TOTALS	3,100			2,372	200,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	98.6490	108.51	257,386	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2011 Heated Area: 1408 HX Base Yr 2011



424 SW SHEPPARD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	100	0	0	604.00	UT	2.00	2.00	100	2003	2003	3	100	1,208	
2	0070	CARPORT UF	0	100	11	20	220.00	UT	2.50	2.50	100	2007	2007	3	100	550	
3	0020	BARN,FR	0	100	24	34	816.00	UT	10.00	10.00	100	2007	2007	3	100	8,160	
4	0252	LEAN-TO W/	0	100	8	24	192.00	UT	2.50	2.50	100	2007	2007	3	100	480	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	200,761
TOTAL MARKET OB/XF VALUE	17,798
TOTAL LAND VALUE - MARKET	141,390
TOTAL MARKET VALUE	359,949
SOH/AGL Deduction	142,841
ASSESSED VALUE	217,108
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	165,697
TOTAL JUST VALUE	359,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,612

PRMT:1:1: PEOPOLLS

BLDG:1:1: NOBI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046521	Roof Replacement	12,400	02/14/2023
20807	SFR	263	06/19/2003
12384	M H	125	04/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1419/1951	9/14/2020	LE	U	I	14	0
GRANTOR: GEORGE STEVEN & VICTO						
GRANTEE: JASON DEREK BAKER &						
1222/0472	9/29/2011	WD	Q	I	03	31,500
GRANTOR: NORMAN MCGRUTHER & JI						
GRANTEE: GEORGE STEVEN & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S32 E11 FEP= S7 E20 N7 W20$ E33 FEP= E26 FSP= E6 N23 W6 S23$ N23 W26 S23$ N23 FST= E21 FST= E11 N9 W11 S9$ N9 FSP= E11 N12 W32 S12 E21$ W21 S9$ N9 PTO= E5 N12 W12 S12 E7$ W7$.

LAND DESCRIPTION

TOTAL OB/XF 17,798

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,590							
3	0000	C	VAC RES	100		A-1	0.00	0.00	10.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,800							

REVIEW DATE 03/05/2026 BY KS Total Acres: 15.71 Total Land Value: 141,390 Market: 0 Agricultural: 0 Common: 141,390 PRINTED 11/17/2026 BY SYS