LOT 5 BLOCK B PICCADILLY PARK
SOUTH S/D ORB 744-649
799-1484

SHEPPARD ISIAH L JR/SHEPPARD SYLVIA T
756 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2027

25-4S-16-03121-011

BUILDING CHARACTERISTICS

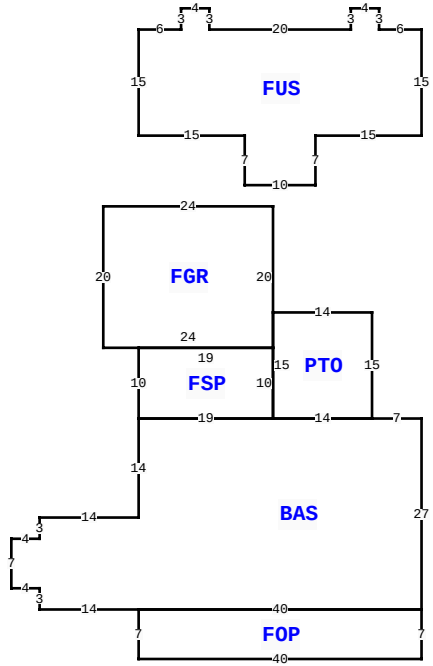
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100		1,290	101,207
FGR	480	55		264	20,712
FOP	280	30		84	6,590
FSP	190	40		76	5,962
FUS	694	100		694	54,448
PTO	210	5		10	785
TOTALS	3,144			2,418	189,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,418	109.7230	120.70	291,853	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1984 HX Base Yr 1995



756 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,704
TOTAL MARKET OB/XF VALUE		6,212
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		218,416
SOH/AGL Deduction		68,822
ASSESSED VALUE		149,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,183
TOTAL JUST VALUE		218,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,858

SALE:2:1: LOT 5, BLOCK B, PICCADILLY PARK

LAND:1:1: 0.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32349	MAINT/ALTR	45	10/02/2014
31090	MAINT/ALTR	40	05/29/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0799/1484	12/22/1994	WD	Q	I		98,400
GRANTOR: CHRISTOPHER K & VENA						
GRANTEE: ISIAH L JR & SYLVIA						
0744/0649	4/05/1991	WD	Q	I		89,900
GRANTOR: NORTON HOME IMP						
GRANTEE: CHRISTOPHER SLEEPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N15 W14 S15 E14$ W14 FSP= N10 FGR= N20W24 S20 E24$ W19 S10 E19$ W19 S14 W14 S3 W4 S7 E4 S3 E14 FOP= S7 E40 N7 W40$ E40 N27 $PTR=N40 FUS= N15 W6 N3 W4 S3W20 N3 W4 S3 W6 S15 E15 S7 E10N7 E15$ S40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	30	600.00	UT	1.40	1.40	100	0	0	3	100	840	
3	0166	CONC,PAVMT	0	100	12	165	1,980.00	UT	1.40	1.40	100	0	0	3	100	2,772	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,212

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		RSF-1	155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/08/2019 BY BC Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS