

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

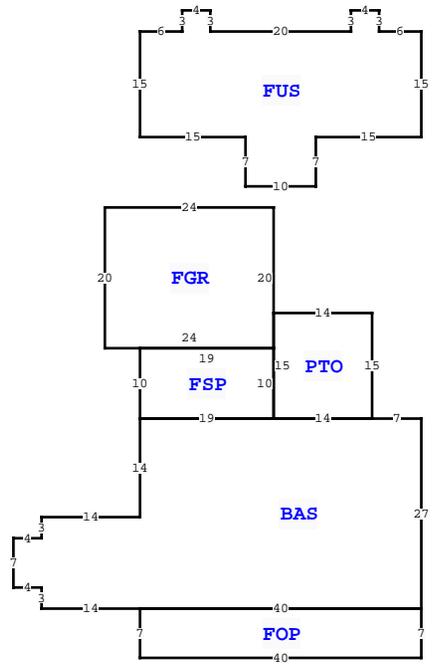
SHEPPARD ISIAH L JR/SHEPPARD SYLVIA T
756 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

25-4S-16-03121-011
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	1,290	100	
FGR	480	55	
FOP	280	30	
FSP	190	40	
FUS	694	100	
PTO	210	5	
TOTALS	3,144		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1995								
Heated Area: 1984						HX Base Yr 1995					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		196,588	
TOTAL MARKET OB/XF VALUE		6,212	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		225,300	
SOH/AGL Deduction		80,063	
ASSESSED VALUE		145,237	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		93,826	
TOTAL JUST VALUE		225,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,858	
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	Q	I		98,400
GRANTOR: CHRISTOPHER K & VENA						
GRANTEE: ISIAH L JR & SYLVIA						
0744/0649	4/05/1991	WD Q	Q	I		89,900
GRANTOR: NORTON HOME IMP						
GRANTEE: CHRISTOPHER SLEEPER						

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

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

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\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							