

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	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		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	25417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	51,070
UOP	128	25		32	890
UOP	200	25		50	1,391
TOTALS	2,164			1,918	53,351

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2026								
				Heated Area:	1836			HX Base Yr	2026		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			53,351
TOTAL MARKET OB/XF VALUE			9,603
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			80,954
SOH/AGL Deduction			0
ASSESSED VALUE			80,954
TOTAL EXEMPTION VALUE			HX HB 51,411
BASE TAXABLE VALUE			29,543
TOTAL JUST VALUE			80,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11124	SFR	355	05/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1499	2/03/2025	QC	U	I	11	100
GRANTOR: SHEPPARD MELVIN W JR						
GRANTEE: SHEPPARD MELVIN W J						
0894/1215	12/30/1999	WD	Q	V	01	100
GRANTOR: MELVIN & G GAIL SHEPP						
GRANTEE: MELVIN SHEPPARD JR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
335 SE DUANE LN, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W28 UOP= N10 W20 S10 E20\$ W40 S27 E13 UOP= S8 E16 N8 W16\$ E55 N27\$.	

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	0060	CARPOT F	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0040	BARN, POLE	0	100	12	24	UT	0.00	0.00	100	0	0	3	100	403	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
TOTAL OB/XF															9,603	

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							