LOT 23 HUCKLEBERRY HILL S/D.
894-1215, QC 1532-1499,

SHEPPARD MELVIN W JR/CORMIER MEGAN
335 SE DUANE LN
LAKE CITY, FL 32025

2027

25-4S-17-08739-023

BUILDING CHARACTERISTICS

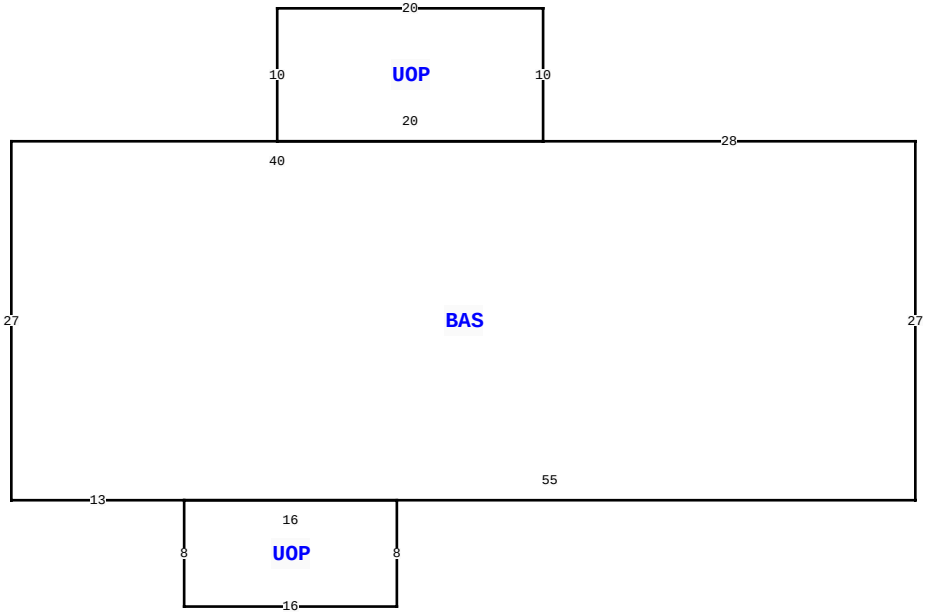
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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
0800	02	1,918	115.9000	69.54	133,378	1991	1991	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2026 Heated Area: 1836 HX Base Yr 2026



335 SE DUANE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	80,954

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0040	BARN,POLE	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	403	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,603

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/19/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS