

COMM NE1/4 OF SEC, S 1324.45 FT  
 SW1/4 OF NE1/4, E 668.52 FT FOR  
 635.47 FT TO W MAINT R/W OF SW S

HINES JAMES E/HINES CYNTHIA R  
 1122 SW SHEPPARD WAY  
 LAKE CITY, FL 32024

**2026**

25-5S-16-03710-003  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 12,800 <b>TOTAL LAND VALUE - MARKET</b> 85,500 <b>TOTAL MARKET VALUE</b> 98,300 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 98,300 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 98,300 <b>TOTAL JUST VALUE</b> 98,300 <b>NCON VALUE</b> 5,800 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 307,862																							
DOR CODE 0700 MISC IMPROVED																				<b>PERMIT NUM</b> 000044873 <b>DESCRIPTION</b> Mobile Home <b>AMT</b> 07/05/2022 <b>ISSUED</b>																							
MAP NUM NEIGHBORHOOD/LOC 25516.00 1.00/																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1466/1031</td> <td>5/09/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>100,000</td> </tr> </tbody> </table> GRANTOR: T-PRICE CORPORATION GRANTEE: HINES JAMES E 1454/1901 12/07/2021 WD U V 30 45,400 GRANTOR: BLUE SKY TIMBER-LAND GRANTEE: T-PRICE CORPORATION										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1466/1031	5/09/2022	WD	Q	V	01	100,000
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1466/1031	5/09/2022	WD	Q	V	01	100,000																																					
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/07/2025 MLU																							
EXTRA FEATURES										1122 SW SHEPPARD WAY, LAKE CITY										<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																							
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	9945	Well/Sept	0	0	0	0	1.00	UT	9,500.00	9,500.00	100	2023	2022		100	9,500																											
2	0296	SHED METAL	0	0	30	12	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500																											
3	0040	BARN, POLE	0	0	24	24	1.00	UT	800.00	800.00	100	2026	2025		100	800																											
LAND DESCRIPTION										TOTAL OB/XF 12,800																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0700	C	MISC RES	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500																										
REVIEW DATE 03/10/2026 BY ks Total Acres: 9.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 03/24/2026 BY SYS																																											