

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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 12,800 TOTAL LAND VALUE - MARKET 99,000 TOTAL MARKET VALUE 111,800 SOH/AGL Deduction 0 ASSESSED VALUE 111,800 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 111,800 TOTAL JUST VALUE 111,800 NCON VALUE 5,800 INCOME VALUE PREVIOUS YEAR MKT VALUE 307,862											
DOR CODE 0700 MISC IMPROVED																				PERMIT NUM 000044873 DESCRIPTION Mobile Home AMT ISSUED 07/05/2022											
MAP NUM MKT AREA 02																				SALES DATA											
NEIGHBORHOOD/LOC 25516.00 1.00/																				OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1466/1031 5/09/2022 WD Q V 01 100,000 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											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
EXTRA FEATURES										1122 SW SHEPPARD WAY, LAKE CITY																					
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	11,000.00	11,000.00	99,000														
REVIEW DATE 03/10/2026 BY ks Total Acres: 9.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 06/09/2026 BY SYS																															