

(AKA W'RLY PART OF PRCL E DEER HILLS UNREC): COMM NE COR OF NW1/4 OF SW1/4, RUN W 631.19

SANDROCK DUANE E/SHEPHERD ANNA L
328 SE WALTER FLINN LN
LAKE CITY, FL 32025

2026

26-4S-17-08747-109

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 45,090 TOTAL MARKET VALUE 1,403 SOH/AGL Deduction 0 ASSESSED VALUE 1,403 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,403 TOTAL JUST VALUE 45,090 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,090																			
DOR CODE 6200 PASTURE CLS33																																							
MAP NUM MKT AREA 02																																							
NEIGHBORHOOD/LOC 26417.020 1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED 1336/1889 3/31/2017 WD U V 11 100 GRANTOR: DAVID M & THERESE M F GRANTEE: DUANE E SANDROCK & 1334/0475 3/31/2017 WD Q V 01 30,000 GRANTOR: DAVID M & THERESE M F GRANTEE: DUANE E SANDROCK &																			
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / CD RSN SALE PRICE 1336/1889 3/31/2017 WD U V 11 100 GRANTOR: DAVID M & THERESE M F GRANTEE: DUANE E SANDROCK & 1334/0475 3/31/2017 WD Q V 01 30,000 GRANTOR: DAVID M & THERESE M F GRANTEE: DUANE E SANDROCK &																			
TOTALS																				BLD DATE XF DATE INC DATE										LGL DATE 05/16/2024 MLU LAND DATE AG DATE 04/17/2023 SPF									
EXTRA FEATURES																														BUILDING NOTES BUILDING DIMENSIONS									
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																							
																	TOTAL OB/XF 0																						
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	6200	A	PASTURE 3	0					5.01	AC		1.00	1.00	1.00	280.00	280.00	1,403																						
2	9910	M	MKT.VAL.AG	0					5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090																						
REVIEW DATE 05/16/2024 BY MLU Total Acres: 5.01 Total Land Value: 1,403 Market: 45,090 Agricultural: 1,403 Common: 0 PRINTED 06/10/2026 BY SYS																																							