NW DIV:LOTS 1 THRU 4 BLOCK 10 AL
ADD'N & W1/2 OF WILLIAMS ST VACA
ORD 2012-2021 LYING E OF LOTS 1

SHEPPARD ROBERT/PEELER CHARLES JR
6355 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

30-3S-17-11666-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

913 NW EARLY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,082
TOTAL MARKET VALUE	6,082
SOH/AGL Deduction	0
ASSESSED VALUE	6,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,082
TOTAL JUST VALUE	6,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2700	1/23/2026	WD	U	V	30	5,000
GRANTOR: PEELER JUSTIN						
GRANTEE: SHEPPARD ROBERT						
1434/960	4/08/2021	QC	U	V	30	100
GRANTOR: PEELER EARL						
GRANTEE: PEELER JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	4.00	LT		1.00	1.00	0.40	3,800.00	1,520.00	6,080							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	0.19	AC		1.00	1.00	1.00	10.00	10.00	2							

REVIEW DATE 05/19/2026 BY TP Total Acres: 0.19 Total Land Value: 6,082 Market: 0 Agricultural: 0 Common: 6,082 PRINTED 06/23/2026 BY SYS