

BEG NE COR OF LOT 1 WALDRON HEIG
 RUN E 7.5 FT TO E LINE OF NE1/4
 RUN N 95 FT, W 89.09 FT, S 87 FT

SHIPMAN DAVID L
 16304 SW 10TH ST
 PEMBROKE PINES, FL 33027-5109

2026

33-3S-17-06457-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floor	02	MIN PLYWD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
TOTALS	1,104		1,104 8,346

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
0800	02	1,104	42.0000	25.20	27,821	1975	1975	10	0	60.00	30.00						
2 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>												BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			8,346
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			3,365
TOTAL MARKET VALUE			21,711
SOH/AGL Deduction			3,576
ASSESSED VALUE			18,135
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			18,135
TOTAL JUST VALUE			21,711
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			21,711
XFOB:1:1: SHELBY MH			
LAND:1:1: ADJ4;GRADE ROAD.			
BLDG:1:1: SHELBY MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/345	12/06/2023	QC	U	I	11	100
GRANTOR: SHIPMAN XAVIER						
GRANTEE: SANLINO ROSE ANNETT						
0960/0062	8/12/2002	TD	Q	V	03	1,400
GRANTOR: CLERK OF COURT (TIMMO)						
GRANTEE: DAVID L SHIPMAN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	

TOTAL OB/XF											
10,000											
136 NE MILTON TER, LAKE CITY											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 S23 E48 N23\$.									

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	DPH 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	0		RSF/MH	91.00	87.00	7,917.00	SF		1.00	1.00	0.85	0.50	0.43	3,365							