LOTS 17, 18 & 19 EAST COAST LUMB
OF N1/2. EX 2.01 AC DESC IN WD 1
AC DESC IN QC 1567-1236.

SHEPWORTH LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

34-3S-17-06906-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,220
TOTAL MARKET VALUE	112,220
SOH/AGL Deduction	30,451
ASSESSED VALUE	81,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,769
TOTAL JUST VALUE	112,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/629	12/20/2024	WD	U	V	30	300,000
GRANTOR: HOLLINGSWORTH ROBERT						
GRANTEE: SHEPWORTH LLC						
1159/1829	9/03/2008	PR	Q	V	01	100
GRANTOR: DIANE HOLLINGSWORTH (						
GRANTEE: SHARON DIANE HOLLIN						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	9900	C	AC NON-AG	0		00	0.00	0.00	7.99	AC		1.00	1.00	1.00	14,000.00	14,000.00	111,860							
2	9630	C	SWAMP	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	40.00	40.00	360							

REVIEW DATE 02/05/2025 BY TP Total Acres: 16.99 Total Land Value: 112,220 Market: 0 Agricultural: 0 Common: 112,220 PRINTED 06/19/2026 BY SYS