COMM NW COR OF SW1/4 OF NW1/4,
RUN E 111.70 FT TO E R/W
CR-245 FOR POB, CONT E 668.30

SHEPPARD ROBERT DALE
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

36-4S-17-09048-001

BUILDING CHARACTERISTICS

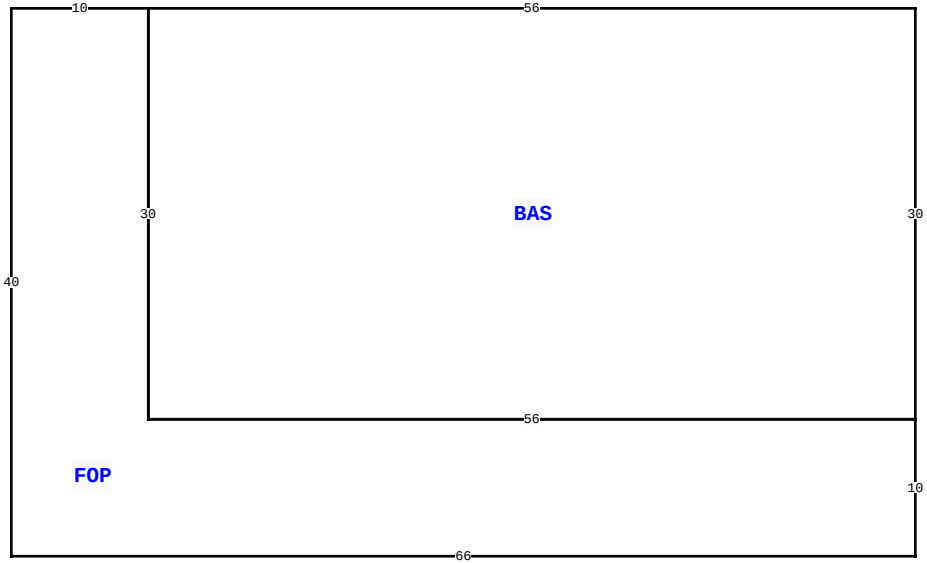
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	101,317
FOP	960	35		336	20,263
TOTALS	2,640			2,016	121,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,016	117.9000	109.65	221,054	2008	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 1999 Heated Area: 1680 HX Base Yr 1999



6355 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0294	SHED WOOD/	0	100	30	30	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0031	BARN,MT AE	0	100	18	26	469.00	UT	11.00	11.00	100	2017	2017	3	100	5,159	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,580
TOTAL MARKET OB/XF VALUE		14,459
TOTAL LAND VALUE - MARKET		66,040
TOTAL MARKET VALUE		202,079
SOH/AGL Deduction		85,931
ASSESSED VALUE		116,148
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,737
TOTAL JUST VALUE		202,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,387

SALE:1:1: 5.08 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054615	Electrical Servic		12/03/2025
000054317	Right-of-Way Acce		10/24/2025
26360	M H	275	10/24/2007
14615	M H	125	10/14/1998
14446	PUMP/UTPOL	30	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/1969	2/26/1996	WD	U	V	09	12,500

GRANTOR: DENNIS W DICKS

GRANTEE: ROBERT DALE SHEPPAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FOP= W10 S40 E66 N10 W56 N30$ S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 14,459

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,040							

REVIEW DATE 07/18/2017 BY DF Total Acres: 5.08 Total Land Value: 66,040 Market: 0 Agricultural: 0 Common: 66,040 PRINTED 11/17/2026 BY SYS