LOTS 11 & 12 BLOCK 1 UNIT 23 THR
ESTATES.

SHEPARD JESSIE
1292 SW UTAH STREET
FORT WHITE, FL 32038

2026

00-00-00-01422-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

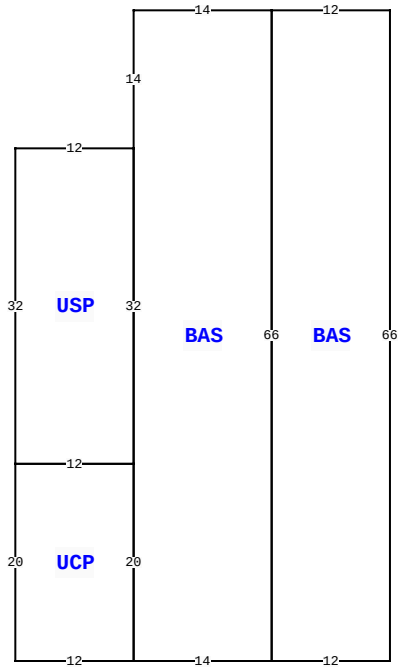
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	19,828
BAS	924	100		924	23,133
UCP	240	20		48	1,202
USP	384	35		134	3,355
TOTALS	2,340			1,898	47,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,898	104.3100	62.59	118,796	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1716 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/30/2024 MLU
AG DATE	

1292 SW UTAH ST, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,518
TOTAL MARKET OB/XF VALUE	15,460
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	98,978
SOH/AGL Deduction	24,178
ASSESSED VALUE	74,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,800
TOTAL JUST VALUE	98,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8522	PUMP/UTPOL	30	06/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/0987	6/28/2013	WD	U	I	11	100
GRANTOR: CHARLES GIDDENS (RESE						
GRANTEE: JESSIE SHEPARD						
1068/0424	10/31/2005	QC	Q	I	01	62,500
GRANTOR: ONEAL						
GRANTEE: GIDDENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= W14 S14 USP= W12 S32 E12 N32$ S32 UCP= W12 S20 E12 N20$ S20 E14 N66$ S66 E12 N66$.

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	0031	BARN,MT AE	0	0	24	24	576.00	UT	10.00	10.00	100	2003	2003	3	100	5,760	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
8	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 15,460

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	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 12/08/2016 BY RP Total Acres: 1.84 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/11/2025 BY SYS