

SHEPARDSON HOWARD
PO BOX 21
FORT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

04 SINGLE SID 100
03 GABLE/HIP 100
03 COMP SHNGL 100
03 PLASTER 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
03 FORCED AIR 100

3 100
1.5 100
01 NONE 100

1. 1. 100
05 CONV 100
0 100
01 01 100
01 01 100

03 03
0100SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC870317.001.00/
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,7341001,73469,973
FCP23425582,340
FEP272802188,797
FOP12030361,453
FOP18030542,179
FOP22030662,663

TOTALS2,7602,16687,405

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% CONDDOR CODE0100SINGLE FAMILYMKT AREAMARKET VALUE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE87,405
TOTAL MARKET OB/XF VALUE4,000
TOTAL LAND VALUE - MARKET7,200
TOTAL MARKET VALUE98,605
SOH/AGL Deduction0
ASSESSED VALUE98,605
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE98,605
TOTAL JUST VALUE98,605
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE98,605

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSNSALE PRICE
1518/5736/24/2024WDUII11100

GRANTOR: THE MARGARET H HEDGEPEXPENSE

GRANTEE: THE GRANNY BROWN LAEXPENSE

1486/25362/27/2023WDUII3259,000

GRANTOR: THE MAOP LAND TRUSTEXPENSE

GRANTEE: SHEPARDSON HOWARDEXPENSE

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N8 W34 S8 E34\$ BAS= W34 S43 FOP= W10 S18 E10 N18\$ S8
FOP= S10 E12 N10 W12\$ E12 FOP= S10 E22 N10 W22\$ E22FCP= S10 E13 N18 W13 S8\$ N51\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSSUIT UNITD TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 0100CSFR000160.00120.0019,200.00SF1.001.000.500.750.387,200

REVIEW DATE08/21/2023BYTW

Total Acres: 0.44Total Land Value: 7,200Market: 0Agricultural: 0Common: 7,200PRINTED 10/27/2025 BY SYS