COMM SW COR OF THE NW1/4 OF
THE SE1/4, N 169.66 FT, E
774.79 FT, N 379.86 FT, E

SHEPPARD CARL/SHEPPARD TAMMY
424 SW SCRUBTOWN RD
FORT WHITE, FL 32038

2026

05-7S-17-09917-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

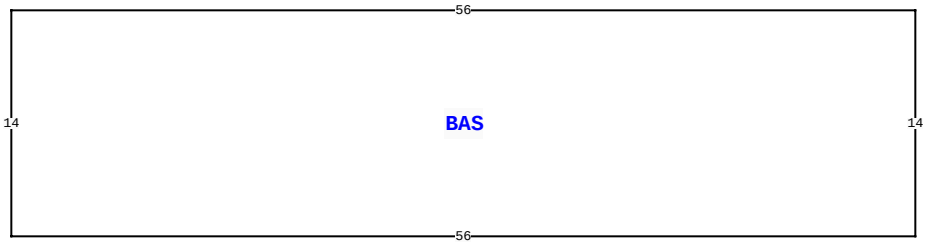
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,803
TOTALS	784			784	16,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	89.3000	53.58	42,007	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



424 SW SCRUBTOWN RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,803
TOTAL MARKET OB/XF VALUE	19,195
TOTAL LAND VALUE - MARKET	35,140
TOTAL MARKET VALUE	71,138
SOH/AGL Deduction	15,177
ASSESSED VALUE	55,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,961
TOTAL JUST VALUE	71,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,138

SALE:5:1: 21.94 AC - VALUE WILL CHANGE FOR 1994

SALE:4:1: ASSIGNMENT OF AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1390/2048	8/01/2019	QC	U	V	11	100
GRANTOR: IRA & LINDA COPELAND						
GRANTEE: CARL SHEPPARD & TAM						
1387/2661	7/02/2019	QC	U	V	11	100
GRANTOR: IRA & LINDA COPELAND						
GRANTEE: CARL SHEPPARD & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0001	RES MISC	0	0	12	32	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,995	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

TOTAL OB/XF 19,195

LAND DESCRIPTION

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	0.00	0.00	2.51	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,140							

REVIEW DATE 07/30/2019 BY RP Total Acres: 2.51 Total Land Value: 35,140 Market: 0 Agricultural: 0 Common: 35,140 PRINTED 11/19/2025 BY SYS