E1/2 OF NW1/4 OF SE1/4 EX RD R/W

ORB 442-493, QC&DC 1193-2572,

SHEPPARD EDDIE R/SHEPPARD KRISTA D
1947 NW TIGER DRAIN RD
WHITE SPRINGS, FL 32096

2026

14-2S-15-00066-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

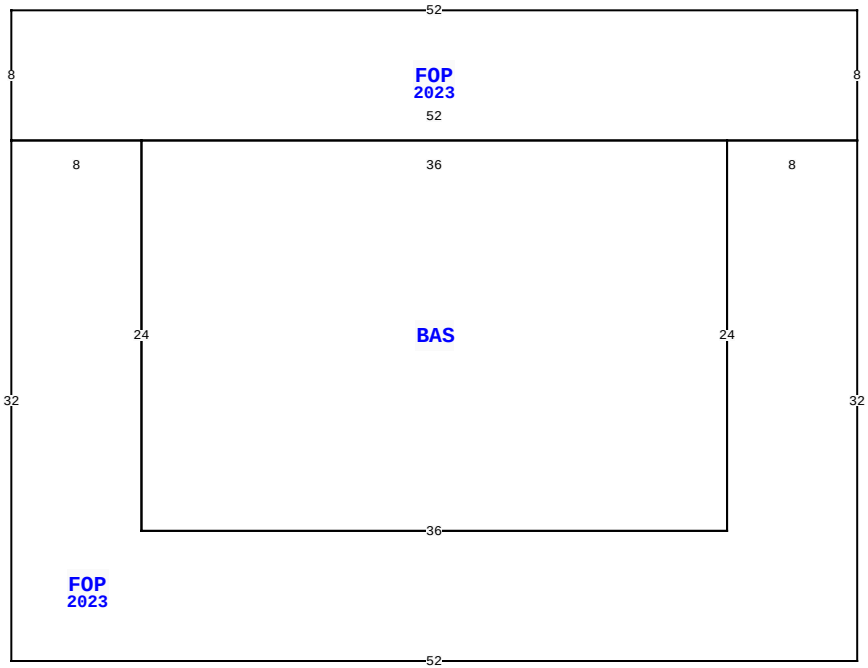
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	37,379
FOP	416	30	2023	125	5,408
FOP	800	30	2023	240	10,383
TOTALS	2,080			1,229	53,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,229	85.5000	78.66	96,673	1986	1986	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2019 Heated Area: 864 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

1947 NW TIGER DRAIN RD, WHITE SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,170
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		90,670
SOH/AGL Deduction		25,950
ASSESSED VALUE		64,720
TOTAL EXEMPTION VALUE	HX HB	39,720
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		90,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34467	SFR	475	09/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/2050	3/24/2014	WD	Q	V	01	30,000
GRANTOR: JEAN K POPHAM FKA JEA						
GRANTEE: EDDIE R & KRISTA D						
1270/2702	3/10/2014	PB	U	V	18	0
GRANTOR: PAUL J FINGER ESTATE						
GRANTEE: JEAN (FINGER) POPHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S24 E36 N24 $
FOP=[YR=2023;ORIG=-36,0] W8 S32 E52 N32 W8 S24 W36 N24 $
FOP=[YR=2023;ORIG=8,-8] W52 S8 E52 N8 $
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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	0200	C	MBL HM	100		A-1	0.00	0.00	20.00	AC		1.00	1.00	0.75	2,500.00	1,875.00	37,500							

REVIEW DATE 10/20/2022 BY JB Total Acres: 20.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 10/03/2025 BY SYS