

SHEPPARD MELVIN W JR/CORNIER MEGAN
335 SE RIVERSIDE EAST DR
BRANFORD, FL 32008

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Stories1.1. 100

Architectual Units01CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC25417.0101.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,8361001,83651,070

UOP1282532890

UOP20025501,391

TOTALS2,1641,91853,351

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10060CARPORT F0100001.00UT0.000.001001993199331001,000

20040BARN,POLE010012241.00UT0.000.00100003100403

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

40190FPLC PF0100001.00UT1,200.001,200.001002005200531001,200

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100000.000.001.00AC1.001.001.0014,000.0014,000.0014,000

REVIEW DATE06/19/2017BYBCTotal Acres: 1.00Total Land Value: 14,000Market: 0Agricultural: 0Common: 14,000PRINTED 10/17/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0800021,918115.900069.54133,3781991199100060.0040.00

2 MOBILE HME 100% - 2000 Heated Area: 1836 HX Base Yr 2000

UOP

BAS

UOP

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/07/2025MLU

TOTAL OB/XF9,603

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE53,351

TOTAL MARKET OB/XF VALUE9,603

TOTAL LAND VALUE - MARKET14,000

TOTAL MARKET VALUE76,954

SOH/AGL Deduction32,144

ASSESSED VALUE44,810

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE19,810

TOTAL JUST VALUE76,954

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE76,954

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

1532/14992/03/2025QC U I 11100

GRANTOR:SHEPPARD MELVIN W JR

GRANTEE:SHEPPARD MELVIN W J

0894/121512/30/1999WD Q V 01100

GRANTOR:MELVIN & G GAIL SHEPP

GRANTEE:MELVIN SHEPPARD JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N10 W20 S10 E20\$ W40 S27 E13 UOP= S8 E16 N8 W16\$ E55 N27\$.