BEG AT INTER OF W LINE OF SE1/4
R/W SR 18, RUN N 796.36 FT, E 43
S 421 FT TO N R/W SR 18, SW 522.

SHEPHERD JACK E/SHEPHERD MARIA
5186 SE HAROLD TERR
STUART, FL 34997

2026

30-6S-17-09813-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

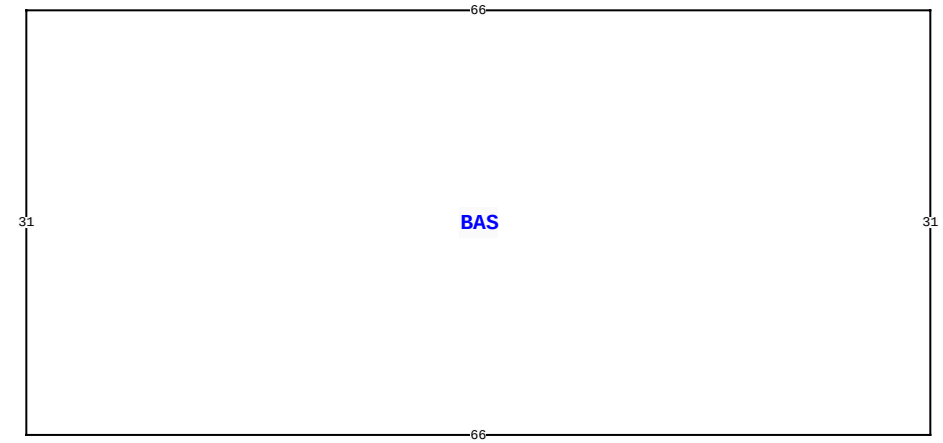
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	188,396
TOTALS	2,046			2,046	188,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,046	113.9000	107.07	219,065	2019	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 2046 HX Base Yr 2019



2707 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,396
TOTAL MARKET OB/XF VALUE		33,180
TOTAL LAND VALUE - MARKET		54,180
TOTAL MARKET VALUE		275,756
SOH/AGL Deduction		131,196
ASSESSED VALUE		144,560
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		83,838
TOTAL JUST VALUE		275,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37013	M H	479	07/24/2018
36962	STORAGE	294	07/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1110	8/20/2025	WD	Q	I	01	377,600
GRANTOR: JOHNSON DIANE RUTH						
GRANTEE: SHEPHERD JACK E						
1511/2143	3/28/2024	LE	U	I	14	10,000
GRANTOR: JOHNSON DIANE RUTH (E						
GRANTEE: THOMAS KENNETH JASO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S31 E66 N31$.

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	100	85	30	2,550.00	UT	12.00	12.00	75	2018	2018	3	75	22,950	
2	0166	CONC,PAVMT	0	100	19	85	1,615.00	UT	2.00	2.00	100	2018	2018	3	100	3,230	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 33,180

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	6.02	AC		1.00	1.00	0.90	10,000.00	9,000.00	54,180							

REVIEW DATE 12/30/2019 BY HC Total Acres: 6.02 Total Land Value: 54,180 Market: 0 Agricultural: 0 Common: 54,180 PRINTED 10/03/2025 BY SYS