BEG NW COR OF SE1/4 OF SE1/4, RU
235 FT, S 420 FT, E 205 FT, N 87
FT TO POB EX RD R/W.

SHEPPARD JOHNNIE LEE/SHEPPARD CAROLYN
429 SW NIBLACK AVE
FORT WHITE, FL 32038

2026

36-6S-16-04097-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

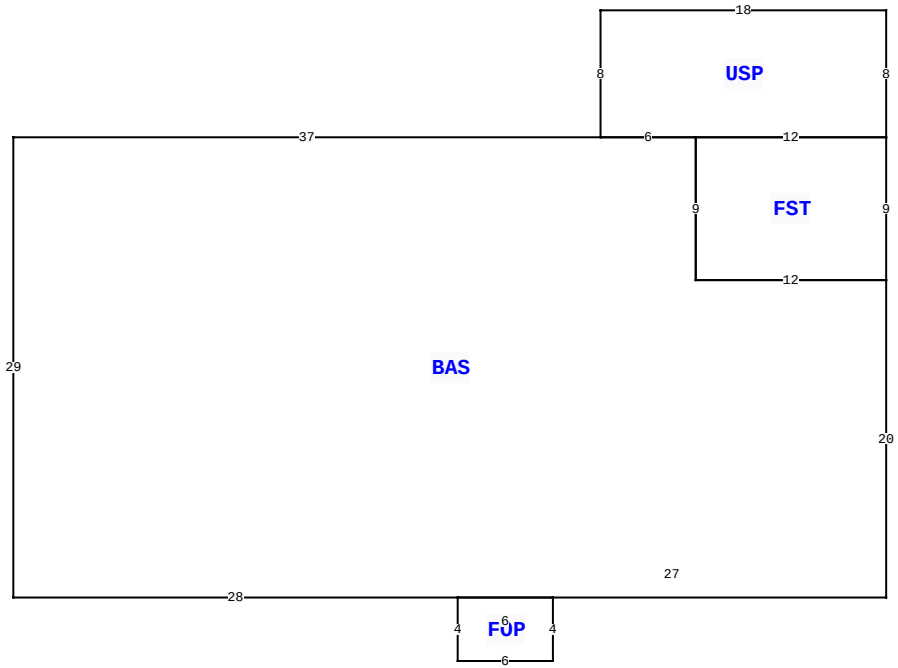
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100		1,487	104,648
FOP	24	30		7	493
FST	108	55		59	4,152
USP	144	35		50	3,519
TOTALS	1,763			1,603	112,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,603	96.6735	108.27	173,557	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1487 HX Base Yr



429 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,812
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		48,240
TOTAL MARKET VALUE		162,252
SOH/AGL Deduction		78,665
ASSESSED VALUE		83,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,865
TOTAL JUST VALUE		162,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S29 E28 FOP= S4 E6 N4 W6$ E27 N20 FST= N9 W12 S9E12$ W12 N9 USP= E12 N8 W18 S8 E6$ W6$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		A-1	0.00	0.00	6.03	AC		1.00	1.00	0.80	10,000.00	8,000.00	48,240							

REVIEW DATE 06/29/2015 BY DF Total Acres: 6.03 Total Land Value: 48,240 Market: 0 Agricultural: 0 Common: 48,240 PRINTED 11/14/2025 BY SYS