COMM NW COR OF SE1/4 OF SE1/4, R
E 25 FT FOR POB, CONT E 210 FT,
210 FT, N 440.24 FT TO POB.

SHEPPARD ELVEN/SHEPPARD LISA
545 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2025

36-6S-16-04097-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

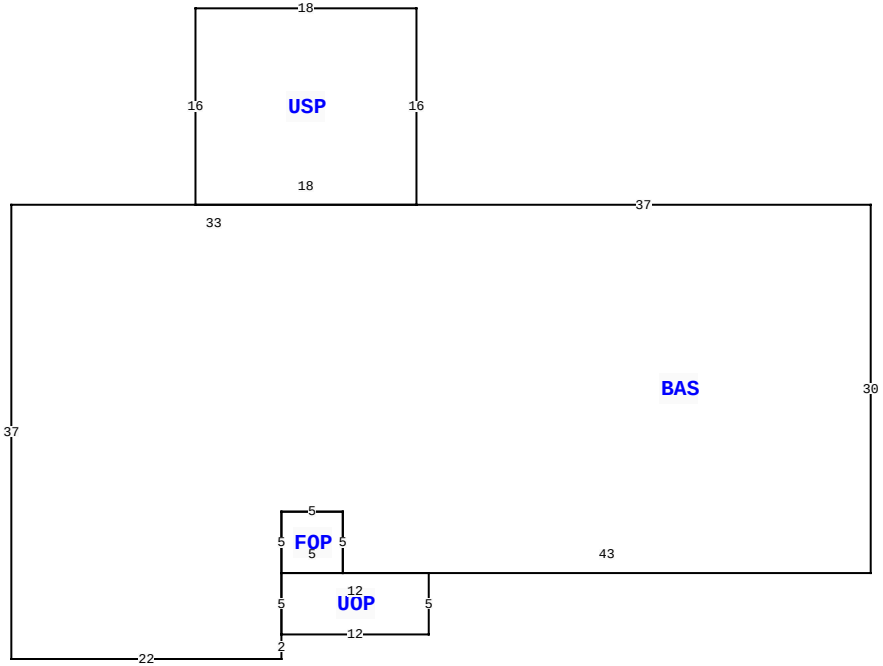
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,229	100		2,229	156,722
FOP	25	30		8	562
UOP	60	20		12	844
USP	288	35		101	7,101
TOTALS	2,602			2,350	165,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	96.5790	108.17	254,200	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 2229 HX Base Yr



545 SW OLD NIBLACK AVE, 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		165,230
TOTAL MARKET OB/XF VALUE		4,750
TOTAL LAND VALUE - MARKET		29,680
TOTAL MARKET VALUE		199,660
SOH/AGL Deduction		107,481
ASSESSED VALUE		92,179
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,457
TOTAL JUST VALUE		199,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,974

BLDG:1:1: HOUSE 80% COMPLETE.BELOW AVG CONSTRUCTIO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1160/2284	10/01/2008	QC	Q	I	01	100
GRANTOR: HORACE JENKINS & ALOR						
GRANTEE: ELVEN & LISA SHEPPA						
1103/1166	11/22/2006	QC	Q	I	01	24,400
GRANTOR: ELVEN SHEPPARD						
GRANTEE: ELVEN & LISA SHEPPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 USP= N16 W18 S16 E18$ W33 S37 E22 N2 UOP= E12 N5 W12 S5$ N5 FOP= E5 N5 W5 S5$ N5 E5 S5 E43 N30$.

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	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0040	BARN,POLE	0	100	30	30	900.00	UT	2.50	2.50	100	2010	2010	3	100	2,250	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,750

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	2.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,680							

REVIEW DATE 06/29/2015 BY DF Total Acres: 2.12 Total Land Value: 29,680 Market: 0 Agricultural: 0 Common: 29,680 PRINTED 07/08/2025 BY SYS