

COMM SW COR OF THE NW1/4 OF  
THE SE1/4, N 169.66 FT, E  
774.79 FT, N 379.86 FT, E

SHEPPARD CARL/SHEPPARD TAMMY  
424 SW SCRUBTOWN RD  
FORT WHITE, FL 32038

2026

05-7S-17-09917-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		17,643

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
1	MOBILE HME	0%	0		44,108	1993	1993	0	0	60.00	40.00										
			Heated Area: 784			HX Base Yr															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	AG DATE				05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3		
BUILDING MARKET VALUE				17,643		
TOTAL MARKET OB/XF VALUE				19,195		
TOTAL LAND VALUE - MARKET				40,160		
TOTAL MARKET VALUE				76,998		
SOH/AGL Deduction				21,037		
ASSESSED VALUE				55,961		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				55,961		
TOTAL JUST VALUE				76,998		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				71,138		
SALE:5:1: 21.94 AC - VALUE WILL CHANGE FOR 1994						
SALE:4:1: ASSIGNMENT OF AGREEMENT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/2048	8/01/2019	QC	U	V	11	100
GRANTOR: IRA & LINDA COPELAND						
GRANTEE: CARL SHEPPARD & TAM						
1387/2661	7/02/2019	QC	U	V	11	100
GRANTOR: IRA & LINDA COPELAND						
GRANTEE: CARL SHEPPARD & TAM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S14 E56 N14\$.						

EXTRA FEATURES																
L N	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	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
2	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0001	RES MISC	0	0	12	32	1.00	UT	0.00	100	2019	2019	3	100	4,995	
5	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
7	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
8	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
9	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
10	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION												TOTAL OB/XF				19,195								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,160							