(AKA LOT 20 OLD NIBLACK FARMS UN
COMM NW COR OF S1/2 OF NW1/4, RU
830.04 FT TO C/L OF 60 FT ESMT,

STEFFERNER JEREDITH A
907 COURIER ST
VERO BEACH, FL 32966

2027

06-7S-17-09925-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

203 SW PIGEON CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	30	12	360.00	UT	0.00	0.00	100	2027	2026		100	2,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2027	2026		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	118,690
TOTAL MARKET VALUE	124,690
SOH/AGL Deduction	49,876
ASSESSED VALUE	74,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,814
TOTAL JUST VALUE	124,690
NCON VALUE	6,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046811	Electrical Servic	0	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1249	4/20/2026	WD	Q	V	01	220,000
GRANTOR: CLOVIS ALAN						
GRANTEE: STEFFERNER JEREDITH						
1424/0037	11/13/2020	WD	U	V	11	100
GRANTOR: DARRELL MULLINS						
GRANTEE: ALAN CLOVIS & MISTY						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0000	C	VAC RES	0			0.00	0.00	10.79	AC		1.00	1.00	1.00	11,000.00	11,000.00	118,690							

REVIEW DATE 08/20/2026 BY TP Total Acres: 10.79 Total Land Value: 118,690 Market: 0 Agricultural: 0 Common: 118,690 PRINTED 11/17/2026 BY SYS