(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

2026

06-7S-17-09925-120

COLUMBIA COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	118,690
TOTAL MARKET VALUE	118,690
SOH/AGL Deduction	56,132
ASSESSED VALUE	62,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,558
TOTAL JUST VALUE	118,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,505

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/06/2026 BY MLU Total Acres: 10.79 Total Land Value: 118,690 Market: 0 Agricultural: 0 Common: 118,690 PRINTED 06/08/2026 BY SYS