COMM NW COR OF SE1/4 OF NE1/4, R
FT, RUN E 441.74 FT FOR POB, CON
FT, S 3 DG E 426.34 FT, N 86 DG

SHEPPARD BRAD/SHEPPARD DEBRA LYNDSAY
4687 SW US HWY 27
FORT WHITE, FL 32038

2027

11-7S-16-04174-002

BUILDING CHARACTERISTICS

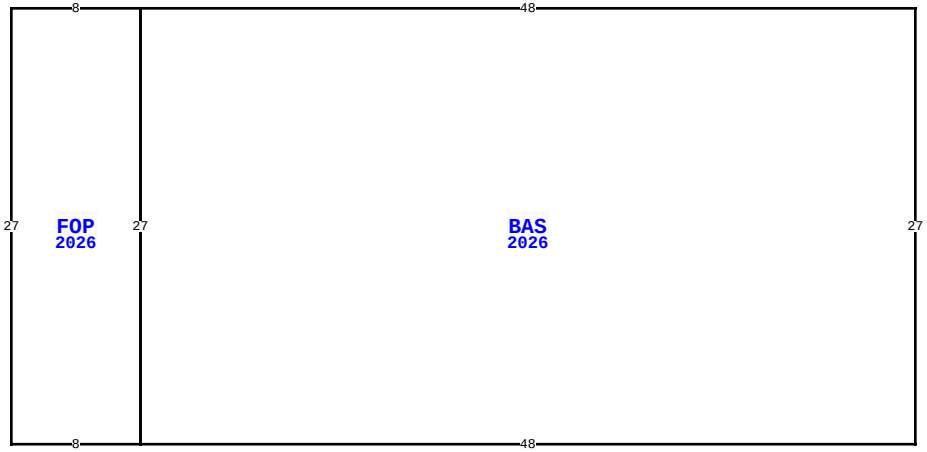
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2026	1,296	138,388
FOP	216	35	2026	76	8,115
TOTALS	1,512			1,372	146,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,372	113.5000	108.96	149,493	2025	2025	0	0	0	2.00	98.00

3 MANUF 2 100% - 2026 Heated Area: 1296 HX Base Yr 2009



4687 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,503
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		197,803
SOH/AGL Deduction		8,214
ASSESSED VALUE		189,589
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,178
TOTAL JUST VALUE		197,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053346	Mobile Home		06/10/2025
21250	M H	125	11/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/2332	5/23/2008	QC	Q	I	01	100
GRANTOR: BRAD SHEPPARD						
GRANTEE: BRAD & DEBRA SHEPPA						
1149/0013	4/24/2008	QC	Q	I	01	100
GRANTOR: JAMES ELVEN SHEPPARD						
GRANTEE: BRAD SHEPPARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,9] E48 S27 W48 N27 $
FOP=[YR=2026;ORIG=9,9] E8 S27 W8 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.65	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,100							

REVIEW DATE 06/25/2026 BY NH Total Acres: 2.65 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 11/17/2026 BY SYS