

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 LYNDASAY
 4687 SW US HWY 27
 FORT WHITE, FL 32038

2026

11-7S-16-04174-002


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	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			100	
Kitchen Adjus	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	145,602
FOP	216	35	2026	76	8,539
TOTALS	1,512			1,372	154,140

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	114.64	157,286	2025	2025	0	0	2.00	98.00
3 MANUF 2			100% - 2026		Heated Area: 1296		HX Base Yr 2009				

FOP 2026

BAS 2026

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			154,140
TOTAL MARKET OB/XF VALUE			21,200
TOTAL LAND VALUE - MARKET			37,100
TOTAL MARKET VALUE			212,440
SOH/AGL Deduction			22,269
ASSESSED VALUE			190,171
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			138,760
TOTAL JUST VALUE			212,440
NCON VALUE			158,140
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,510

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						

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	0296	SHED METAL	0	100	0	0		1.00	0.00	100	1993	1993	3	100	200	
2	9945	Well/Sept	0	100	0	0		2.00	7,000.00	100			3	100	14,000	
3	9947	Septic	0	100	0	0		1.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	0	0		1.00	4,000.00	100	2026	2025		100	4,000	

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

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												21,200				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											