(AKA PART OF LOT 7 CUMORAH HILLS
COMM SW COR OF SE1/4, RUN E 1581
FOR POB, CONT N 569.66 FT, E 445

SHEPPARD ELVEN/SHEPPARD LISA
545 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2027

24-6S-16-03934-107

BUILDING CHARACTERISTICS

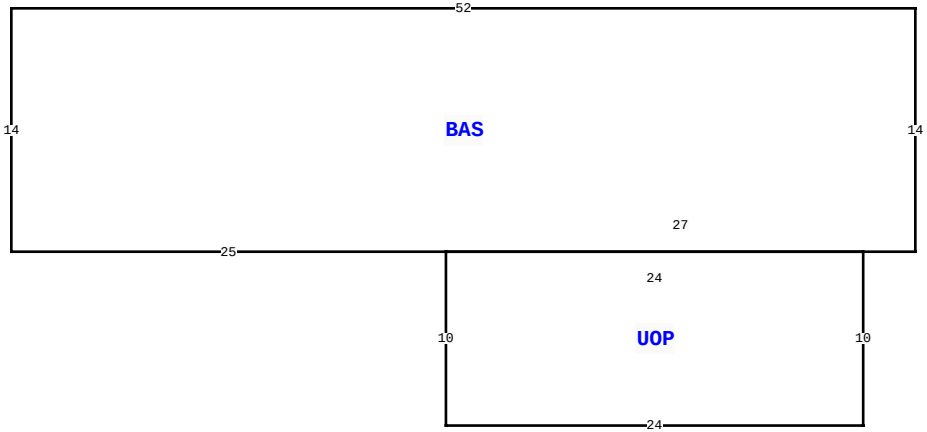
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	19,726
UOP	240	25		60	1,626
TOTALS	968			788	21,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	788	112.9000	67.74	53,379	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



516 SW CLIFFORD DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,631
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	76,731
SOH/AGL Deduction	16,386
ASSESSED VALUE	60,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,345
TOTAL JUST VALUE	76,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,731

PRMT:3:1: SHELLIE MARSHALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27176	M H	395	07/16/2008
26018	M H	342	07/13/2007
16438	M H	125	12/28/1999
9576	M H	125	04/06/1995
7386	RECONNECT	0	07/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0678	1/02/2007	WD	U	V	08	20,000

GRANTOR: DLC CATTLE CO INC

GRANTEE: ELVEN & LISA SHEPPA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E25 UOP= S10 E24 N10 W24$ E27 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	50,000.00	30,000.00	30,000							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 3.20 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS

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2027

24-6S-16-03934-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

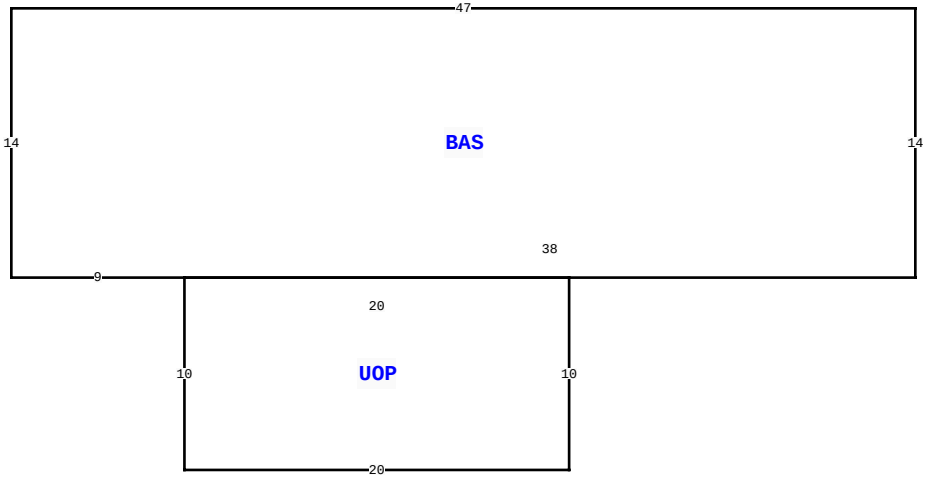
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 24616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	658	100		658	14,200
UOP	200	25		50	1,079
TOTALS	858			708	15,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	708	89.9100	53.95	38,197	1985	1985	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 658 HX Base Yr



516 SW CLIFFORD DR, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0678	1/02/2007	WD	U	V	08	20,000

GRANTOR: DLC CATTLE CO INC
GRANTEE: ELVEN & LISA SHEPPA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S14 E9 UOP= S10 E20 N10 W20$ E38 N14$.

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

REVIEW DATE 05/12/2026 BY AJ Total Acres: 3.20 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS