

(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

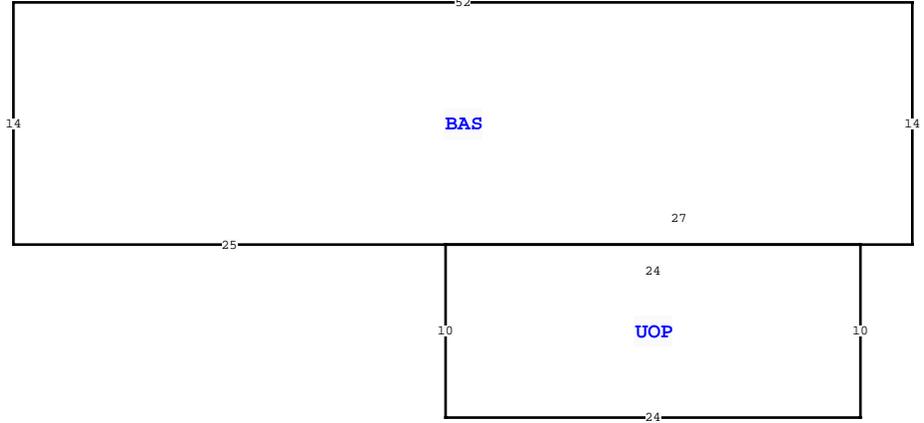
2026

24-6S-16-03934-107



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 Floor	14	CARPET		90	
Interior Floor	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 Units	01	CONV		100	
		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	20,713
UOP	240	25		60	1,707
TOTALS	968			788	22,420

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 0								
			Heated Area: 728			HX Base Yr					



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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				38,460		
TOTAL MARKET OB/XF VALUE				10,100		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				78,560		
SOH/AGL Deduction				23,701		
ASSESSED VALUE				54,859		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				54,859		
TOTAL JUST VALUE				78,560		
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\$.						

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION												TOTAL OB/XF												
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	50,000.00	30,000.00	30,000							

