(AKA PART OF LOT 7 CUMORAH HILLS
COMM SE COR OF SEC, W 730.43 FT,
E 60.86 FT FOR POB W 348.99 FT,

SHEPPARD DEVON/MOYER JESSICA
596 SW CLIFFORD DR
FORT WHITE, FL 32038

2026

24-6S-16-03934-127

BUILDING CHARACTERISTICS

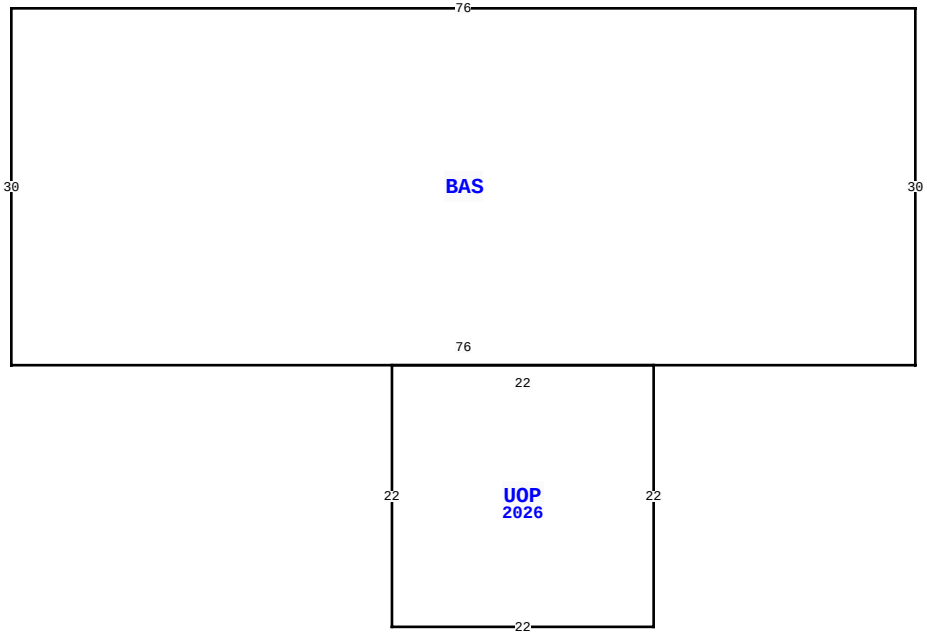
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR 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	2,280	100		2,280	225,647
UOP	484	25	2026	121	11,975
TOTALS	2,764			2,401	237,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,401	118.3000	111.20	266,991	2019	2019	0	0	0	11.00	89.00

2 MODULAR 1 100% - 2020 Heated Area: 2280 HX Base Yr 2020



596 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,622
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		267,722
SOH/AGL Deduction		83,141
ASSESSED VALUE		184,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,170
TOTAL JUST VALUE		267,722
NCON VALUE		11,975
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37525	M H	425	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2577	9/11/2018	QC	U	I	11	100
GRANTOR: ELVEN SHEPPARD & LISA						
GRANTEE: DEVON SHEPPARD & JE						
1341/0244	6/20/2017	QC	U	I	11	100
GRANTOR: ELVEN SHEPPARD & LISA						
GRANTEE: DEVON SHEPPARD & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S30 E76 N30 $
UOP=[YR=2026;ORIG=-44,30] E22 S22 W22 N22 $
.

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.40	50,000.00	20,000.00	20,000							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 2.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/23/2026 BY SYS