

(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		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 90	
Exterior Wall	12	CEDAR 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 90	
Roof Cover	01	MINIMUM 10	
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		4 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	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
BAS	2,280	100	
TOTALS	2,280		228,041

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0210	02	2,280	118.3000	112.38	256,226	2019	2019	0	0	11.00	89.00		
2 MODULAR		1	100% - 2020	Heated Area: 2280				HX Base Yr 2020					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>													
596 SW CLIFFORD DR, FORT WHITE				BLD DATE		LGL DATE		05/13/2024	MLU				
				XF DATE		LAND DATE							
				INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			228,041	
TOTAL MARKET OB/XF VALUE			10,100	
TOTAL LAND VALUE - MARKET			20,000	
TOTAL MARKET VALUE			258,141	
SOH/AGL Deduction			85,535	
ASSESSED VALUE			172,606	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			121,195	
TOTAL JUST VALUE			258,141	
NCON VALUE			0	
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						

EXTRA FEATURES	
L N	OB/XF CODE
1	0296
2	9947
3	9945

BUILDING NOTES	
BAS= W76 S30 E76 N30\$.	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

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	UT	0.00	0.00	100	2019	2019	3	100	100	
2	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

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