BEG AT INTER OF W LINE OF SE1/4
R/W SR 18, RUN N 796.36 FT, E 43
S 421 FT TO N R/W SR 18, SW 522.

SHEPHERD JACK E/SHEPHERD MARIA
2707 SW COUNTY RD 18
FORT WHITE, FL 32038

**2027**

**30-6S-17-09813-020**

## BUILDING CHARACTERISTICS

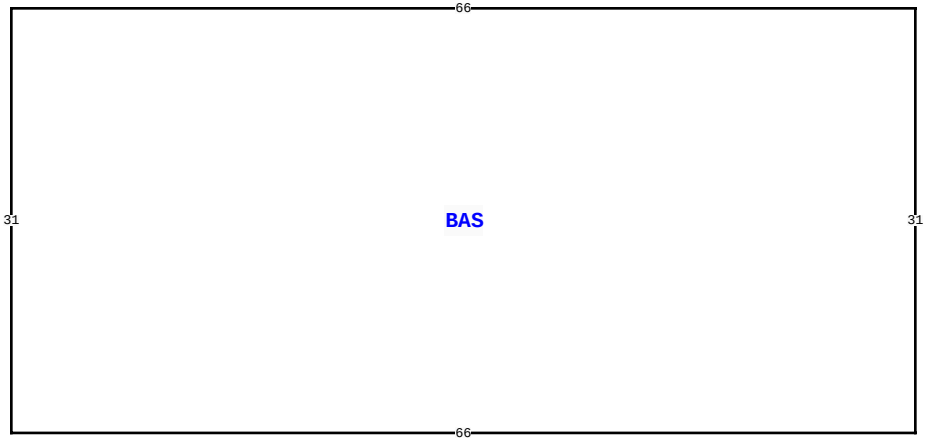
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 30617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,046 | 100 | | 2,046 | 186,390 |
| TOTALS | 2,046 | | | 2,046 | 186,390 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,046 | 113.9000 | 105.93 | 216,733 | 2019 | 2018 | 0 | 0 | 0 | 14.00 | 86.00 |

1 MANUF 1 100% - 2027 Heated Area: 2046 HX Base Yr 2027




2707 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 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 | 0031 | BARN,MT AE | 0 | 100 | 85 | 30 | 2,550.00 | UT | 12.00 | 12.00 | 75 | 2018 | 2018 | 3 | 75 | 22,950 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 19 | 85 | 1,615.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 3,230 | |
| 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 | | 186,390 |
| TOTAL MARKET OB/XF VALUE | | 33,180 |
| TOTAL LAND VALUE - MARKET | | 65,016 |
| TOTAL MARKET VALUE | | 284,586 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 284,586 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 233,175 |
| TOTAL JUST VALUE | | 284,586 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 286,592 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37013 | M H | 479 | 07/24/2018 |
| 36962 | STORAGE | 294 | 07/12/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/1110 | 8/20/2025 | WD | U | I | 39 | 377,600 |
| GRANTOR: JOHNSON DIANE RUTH | | | | | | |
| GRANTEE: SHEPHERD JACK E | | | | | | |
| 1511/2143 | 3/28/2024 | LE | U | I | 14 | 10,000 |
| GRANTOR: JOHNSON DIANE RUTH (E | | | | | | |
| GRANTEE: THOMAS KENNETH JASO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S31 E66 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 33,180

| 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 | | A-1 | 0.00 | 0.00 | 6.02 | AC | | 1.00 | 1.00 | 0.90 | 12,000.00 | 10,800.00 | 65,016 | | | | | | | |

REVIEW DATE 12/18/2025 BY TP Total Acres: 6.02 Total Land Value: 65,016 Market: 0 Agricultural: 0 Common: 65,016 PRINTED 11/17/2026 BY SYS