LOT 9 QUAIL RIDGE S/D.

ORB 678-546, 863-399, 900-110, 9

SHEPPARD JAMES D/SHEPPARD RENITA J
240 SW BOBWHITE GLN
FT WHITE, FL 32038

2027

35-6S-16-04066-010

BUILDING CHARACTERISTICS

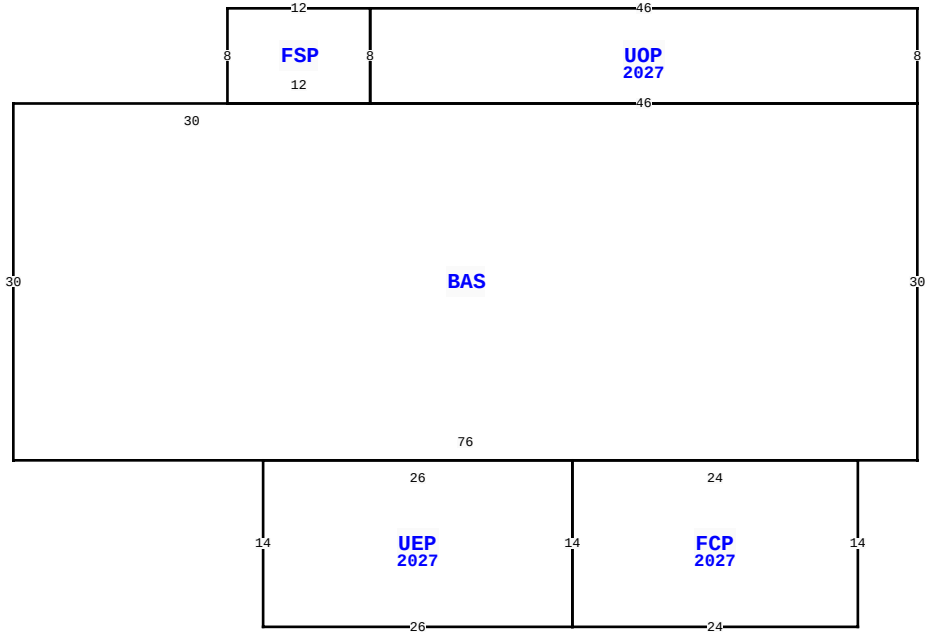
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	132,836
FCP	336	25	2027	84	4,894
FSP	96	40		38	2,214
UEP	364	70	2027	255	14,857
UOP	368	25	2027	92	5,360
TOTALS	3,444			2,749	160,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,749	113.9000	105.93	291,202	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 2280 HX Base Yr 2001



240 SW BOBWHITE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,161
TOTAL MARKET OB/XF VALUE	9,450
TOTAL LAND VALUE - MARKET	52,650
TOTAL MARKET VALUE	222,261
SOH/AGL Deduction	101,280
ASSESSED VALUE	120,981
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	69,570
TOTAL JUST VALUE	222,261
NCON VALUE	25,111
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16851	M H	125	04/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0900/0110	3/21/2000	WD	Q	V	01	12,000
GRANTOR: FAIRFAX NURSING CTR I						
GRANTEE: JAMES & RENITA SHEP						
0863/0399	5/21/1998	CT	Q	V	01	500
GRANTOR: CLERK OF COURT						
GRANTEE: FAIRFAX NURSING CTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 W30 S30 E76 N30 $
UOP=[YR=2027;ORIG=-46,-8] E46 S8 W46 N8 $
FSP=[ORIG=-46,0] N8 W12 S8 E12 $
UEP=[YR=2027;ORIG=-55,30] E26 S14 W26 N14 $
FCP=[YR=2027;ORIG=-29,30] E24 S14 W24 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,450

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	4.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,650							

REVIEW DATE 05/15/2026 BY KS Total Acres: 4.05 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 11/17/2026 BY SYS