COMM SW COR OF SW1/4 OF NW1/4, R
311.15 FT FOR POB, W 110 FT, N 1
235 FT, S 185 FT, W 125 FT TO PO

EPPS RODNEY/EPPS ASHLEY
330 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2027

35-6S-16-04073-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	16,000
SOH/AGL Deduction	0
ASSESSED VALUE	16,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,000
TOTAL JUST VALUE	16,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/695	8/05/2025	WD	U	I	37	3,000
GRANTOR: BRYANT MARY L						
GRANTEE: EPPS RODNEY						
1543/2579	7/01/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BRYAN						
GRANTEE: BRYANT MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.50	18,000.00	9,000.00	9,000							

REVIEW DATE 05/29/2026 BY NH Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/16/2026 BY SYS