

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

2026

35-6S-16-04073-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,400 TOTAL LAND VALUE - MARKET 9,000 TOTAL MARKET VALUE 17,400 SOH/AGL Deduction 0 ASSESSED VALUE 17,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,400 TOTAL JUST VALUE 17,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 15,400											
																				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											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / 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											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU											
TOTALS																															
EXTRA FEATURES																															
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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	700															
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	700															
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
																				TOTAL OB/XF 8,400											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 10/02/2025 BY TP Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 05/08/2026 BY SYS																															