

BEG NW COR OF SE1/4 OF SE1/4, RU
235 FT, S 420 FT, E 205 FT, N 87
FT TO POB EX RD R/W.

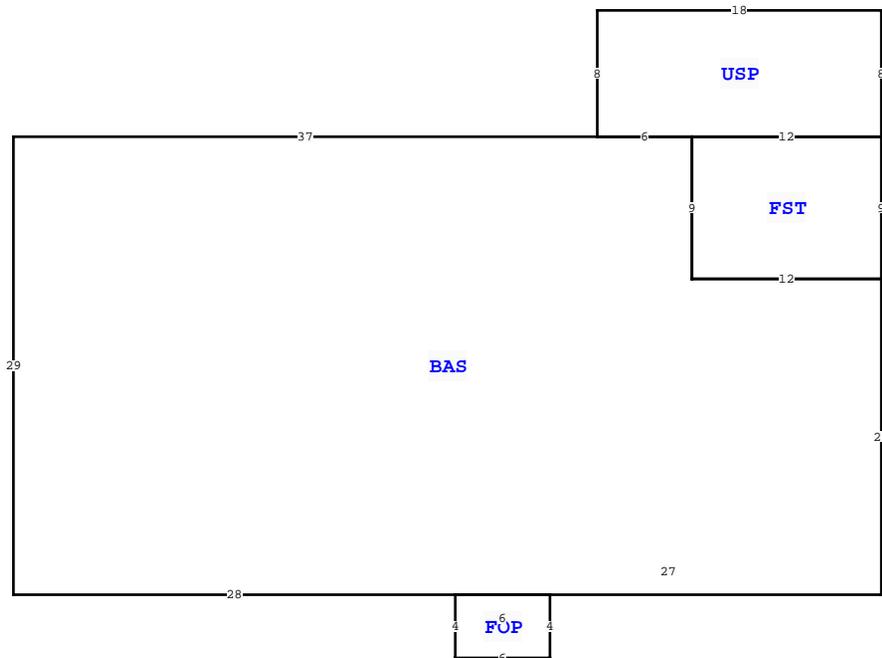
SHEPPARD JOHNNIE LEE/SHEPPARD CAROLYN
429 SW NIBLACK AVE
FORT WHITE, FL 32038

2026

36-6S-16-04097-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 80
Interior Floor	06 VINYL ASB 20
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	36616.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,487
FOP	24
FST	108
USP	144
TOTALS	1,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0									
Heated Area: 1487 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			112,812
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			48,240
TOTAL MARKET VALUE			162,252
SOH/AGL Deduction			78,909
ASSESSED VALUE			83,343
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			31,932
TOTAL JUST VALUE			162,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2024	MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S29 E28 FOP= S4 E6 N4 W6\$ E27 N20 FST= N9 W12 S9E12\$ W12 N9 USP= E12 N8 W18 S8 E6\$ W6\$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	6.03	AC		1.00	1.00	0.80	10,000.00	8,000.00	48,240							