

COMM NW COR OF SE1/4 OF SE1/4, R  
E 25 FT FOR POB, CONT E 210 FT,  
210 FT, N 440.24 FT TO POB.

SHEPPARD ELVEN/SHEPPARD LISA  
545 SW OLD NIBLACK AVE  
FORT WHITE, FL 32038

**2026**

36-6S-16-04097-001  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,229	100	
FOP	25	30	
UOP	60	20	
USP	288	35	
TOTALS	2,602		

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		254,200	1989	1989	0	0	35.00	65.00
Heated Area: 2229 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		165,230	
TOTAL MARKET OB/XF VALUE		4,750	
TOTAL LAND VALUE - MARKET		29,680	
TOTAL MARKET VALUE		199,660	
SOH/AGL Deduction		104,992	
ASSESSED VALUE		94,668	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		43,257	
TOTAL JUST VALUE		199,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,660	
BLDG:1:1: HOUSE 80% COMPLETE.BELOW AVG CONSTRUCTIO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/2284	10/01/2008	QC	Q	I	01	100
GRANTOR: HORACE JENKINS & ALOR						
GRANTEE: ELVEN & LISA SHEPPA						
1103/1166	11/22/2006	QC	Q	I	01	24,400
GRANTOR: ELVEN SHEPPARD						
GRANTEE: ELVEN & LISA SHEPPA						

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	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0040	BARN, POLE	0	100	30	900.00	UT	2.50	2.50	100	2010	2010	3	100	2,250	
4	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
TOTALS																

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/07/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W37 USP= N16 W18 S16 E18\$ W33 S37 E22 N2 UOP= E12 N5 W12 S5\$ N5 FOP= E5 N5 W5 S5\$ N5 E5 S5 E43 N30\$.			

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	DPH 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	2.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,680							