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

**2027**

**36-6S-16-04097-001**

## BUILDING CHARACTERISTICS

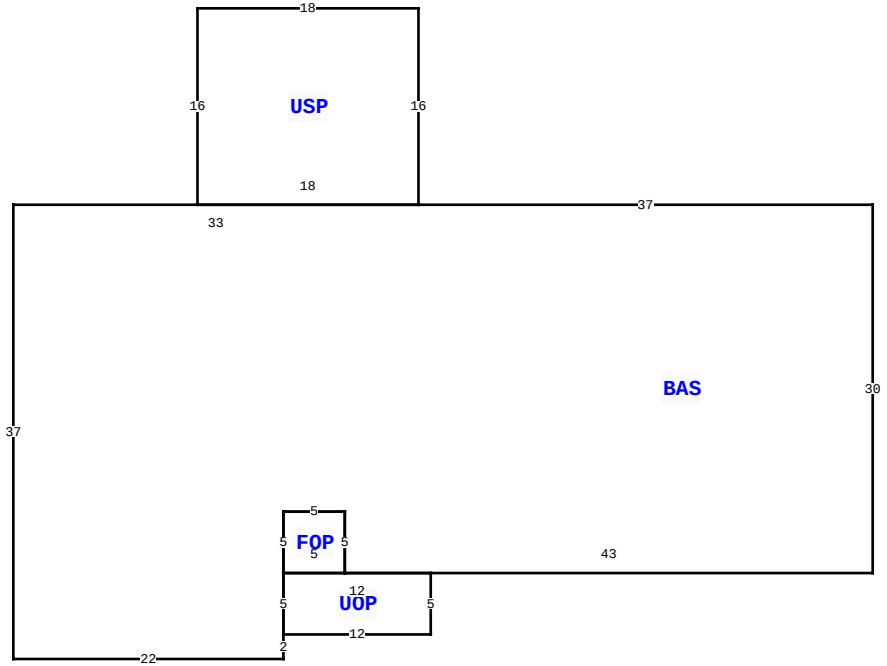
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,229 | 100 | | 2,229 | 153,926 |
| FOP | 25 | 30 | | 8 | 553 |
| UOP | 60 | 20 | | 12 | 829 |
| USP | 288 | 35 | | 101 | 6,975 |
| TOTALS | 2,602 | | | 2,350 | 162,282 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,350 | 96.5790 | 106.24 | 249,664 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2229 HX Base Yr




545 SW OLD NIBLACK AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 30 | 30 | 900.00 | UT | 2.50 | 2.50 | 100 | 2010 | 2010 | 3 | 100 | 2,250 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2027 | 2026 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 162,282 |
| TOTAL MARKET OB/XF VALUE | | 5,750 |
| TOTAL LAND VALUE - MARKET | | 33,920 |
| TOTAL MARKET VALUE | | 201,952 |
| SOH/AGL Deduction | | 103,444 |
| ASSESSED VALUE | | 98,508 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 47,097 |
| TOTAL JUST VALUE | | 201,952 |
| NCON VALUE | | 1,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 203,900 |

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 | | | | | | |

## BUILDING NOTES

## 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 5,750

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 2.12 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 33,920 | | | | | | | |

REVIEW DATE 05/19/2026 BY NH Total Acres: 2.12 Total Land Value: 33,920 Market: 0 Agricultural: 0 Common: 33,920 PRINTED 11/17/2026 BY SYS