LOT 29 UNIT 5 THREE RIVERS ESTAT
862-705, 880-2230, 887-235, 911-

NICKS MICHAEL H/NICKS ANDREW G
1052 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00626-029

BUILDING CHARACTERISTICS

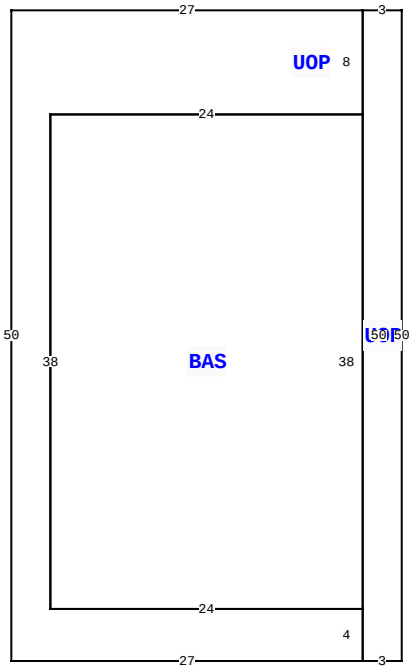
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.05	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	177,276
UOP	150	20		30	5,831
UOP	438	20		88	17,105
TOTALS	1,500			1,030	200,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,030	165.9636	202.48	208,554	2021	2021	0	0	0	4.00	96.00

1 SFR PILING 0% - 2024 Heated Area: 912 HX Base Yr



1052 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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	0040	BARN,POLE	0	0	18	24	1.00	UT	7,500.00	7,500.00	100	1993	1993	3	100	7,500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2015	2015	3	100	3,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	200,212
TOTAL MARKET OB/XF VALUE	17,500
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	290,837
SOH/AGL Deduction	0
ASSESSED VALUE	290,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,837
TOTAL JUST VALUE	290,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,922

LAND:1:1: LOT 29 UNIT 5 THREE RIVERS ESTATES.

SALE:1:1: SALE INLUDED LOT 28

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39374	SFR	0	03/02/2020
27973	TR/TRAILER	189	07/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/432	10/18/2023	WD	Q	I	01	395,000
GRANTOR: DAVIS ELAINE R						
GRANTEE: NICKS MICHAEL H						
1483/1720	1/27/2023	WD	U	I	11	100
GRANTOR: DAVIS ELAINE R						
GRANTEE: DAVIS ELAINE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=43,28] S38 E24 N38 W24 $
UOP=[ORIG=40,20] E27 S8 W24 S38 E24 S4 W27 N50 $
UOP=[ORIG=67,20] S50 E3 N50 W3 $
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LAND DESCRIPTION

TOTAL OB/XF 17,500

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	0		00	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 10/31/2023 BY TP Total Acres: 0.60 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/21/2025 BY SYS