

BEG 132 FT S OF NW COR OF NE1/4
FT, S 462 FT, W 870 FT, N 462 FT

SIMS JOE M/SIMS SANDRA M
711 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2026

01-7S-16-04106-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	975	100		975	125,464
HXB	1,550	100		1,550	199,457
HXP	64	30		19	2,445
HXP	64	30		19	2,445
HXP	120	30		36	4,633
HXS	200	40		80	10,294
HXS	400	40		160	20,589

TOTALS	3,373			2,839	365,327
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	0297	SHED CONCR	0	0	0	14	27	1.00	UT	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0		1.00	UT	1,200.00	100	1994	1994	3	100	1,200	
3	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0		1.00	UT	1,200.00	100	1994	1994	3	100	1,200	
5	0327	STABLES-SM	0	0	0	0		1.00	UT	0.00	100	1994	1994	3	100	25,000	
6	0280	POOL R/CON	0	0	28	14	392.00	UT	70.00	70.00	100	2023	2022		95	26,068	

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
1	0100	C	SFR	0		A-1	0.00	0.00	9.23	AC		1.00	1.00	0.80	9,500.00	7,600.00	70,148

REVIEW DATE 09/19/2025 BY TP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,839	135.1680	151.39	429,796	1994	2010	0	0	0	15.00	85.00
1 SINGLE FAM 0% - 2025 Heated Area: 2525 HX Base Yr												
711 SW OLD NIBLACK AVE, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF												
60,768												

TOTAL OB/XF												
60,768												

Total Acres: 9.23 Total Land Value: 70,148 Market: 0 Agricultural: 0 Common: 70,148

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										365,327		
TOTAL MARKET OB/XF VALUE										60,768		
TOTAL LAND VALUE - MARKET										70,148		
TOTAL MARKET VALUE										496,243		
SOH/AGL Deduction										0		
ASSESSED VALUE										496,243		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										496,243		
TOTAL JUST VALUE										496,243		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										557,224		
XFOB:5:1: OLD MBH USED AS STORAGE												
SALE:4:1: 10 ACRES (AG)												
SALE:3:1: 10 AC												
SALE:2:1: NEWTON - NANCY HELD AGREEMENT DATED NOV												
PERMIT NUM			DESCRIPTION				AMT			ISSUED		
8368			SFR				75,000			05/11/1994		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1547/792		8/18/2025		WD	Q	I	01	580,000				
GRANTOR: BRADBURY MELISSA M												
GRANTEE: SIMS JOE M												
1482/2224		1/12/2023		WD	Q	I	01	665,000				
GRANTOR: THOMPSON MARK D												
GRANTEE: BRADBURY JAMES E												
BUILDING NOTES												
BUILDING DIMENSIONS												
HXB=[ORIG=0,0] W3 W19 W20 W8 S31 E50 N31 \$												
APT=[ORIG=-50,0] N8 W25 S39 E25 N31 \$												
HXS=[ORIG=-50,31] S8 E24 E26 N8 W50 \$												
HXS=[ORIG=-50,31] W25 S8 E25 N8 \$												
HXP=[ORIG=-22,0] N10 W12 S10 E12 \$												
HXP=[ORIG=-3,0] N8 W8 S8 E8 \$												
HXP=[ORIG=-42,0] N8 W8 S8 E8 \$												
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TOTAL OB/XF												
60,768												

PRINTED 11/11/2025 BY SYS