LOT 2 OLD NIBLACK FARMS UNREC: C
OF S1/2 OF NW1/4 OF SEC 6, RUN S
NE COR OF SE1/4 OF NE1/4 OF SEC

TOLKKINEN OWEN/TOLKKINEN CHERI
359 SW HERON DR
FORT WHITE, FL 32038

2026

01-7S-16-09925-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

359 SW HERON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		16,400
TOTAL LAND VALUE - MARKET		98,448
TOTAL MARKET VALUE		27,058
SOH/AGL Deduction		6,181
ASSESSED VALUE		20,877
TOTAL EXEMPTION VALUE	HX HB	20,877
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,848

SALE:1:1: $28,500 FOR 10.06 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054054	Mobile Home		09/15/2025
22216	M H	286	08/19/2004
22096	M H	304	07/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/1958	1/06/2012	QC	U	I	11	15,000
GRANTOR: LANDWISE TRUST SERVIC						
GRANTEE: OWEN & CHERI TOLKKI						
1134/2114	10/17/2007	WD	Q	I	01	100
GRANTOR: OWEN & CHERI TOLKKINE						
GRANTEE: LANDWISE TRUST SERV						

BUILDING NOTES

BUILDING DIMENSIONS

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	2004	2004	3	100	1,200	
2	0040	BARN,POLE	0	100	40	40	1,600.00	UT	2.50	2.50	100	2010	2010	3	100	4,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.06	AC		1.00	1.00	1.00	280.00	280.00	3,658							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	91,448							

REVIEW DATE 11/27/2017 BY DF Total Acres: 14.06 Total Land Value: 10,658 Market: 91,448 Agricultural: 3,658 Common: 7,000 PRINTED 10/03/2025 BY SYS