

LOT 7 FORT WHITE PARK.  
753-864, 831-1602, WD 1006-421,

NICI DENISE A/K/A DENISE VERIB  
235 SW BLUE JAY CT  
FORT WHITE, FL 32038

2026

03-7S-16-04060-107

| BUILDING CHARACTERISTICS       |                    |                |
|--------------------------------|--------------------|----------------|
| ELEMENT                        | CD                 | CONSTRUCTION   |
| Exterior Wall                  | 19                 | COMMON BRK 100 |
| Roof Structur                  | 08                 | IRREGULAR 100  |
| Roof Cover                     | 03                 | COMP SHNGL 100 |
| Interior Wall                  | 05                 | DRYWALL 100    |
| Interior Floo                  | 14                 | CARPET 90      |
| Interior Floo                  | 15                 | HARDTILE 10    |
| Air Condition                  | 03                 | CENTRAL 100    |
| Heating Type                   | 04                 | AIR DUCTED 100 |
| Bedrooms                       |                    | 3 100          |
| Bathrooms                      |                    | 2 100          |
| Frame                          | 02                 | WOOD FRAME 100 |
| Stories                        | 1.                 | 1. 100         |
| Architectual                   | 05                 | CONV 100       |
| Units                          |                    | 0 100          |
| Condition Adj                  | 03                 | 03 100         |
| Kitchen Adjus                  | 01                 | 01 100         |
| Quality                        | 06                 | 06             |
| DOR CODE                       | 0100 SINGLE FAMILY |                |
| MAP NUM                        |                    | MKT AREA 02    |
| NEIGHBORHOOD/LOC               | 34616.070 1.00/    |                |
| AREA TYPE                      | TOTAL GROSS AREA   | PCT OF BASE    |
| BAS                            | 1,766              | 100            |
| FGR                            | 484                | 55             |
| FOP                            | 88                 | 30             |
| FOP                            | 114                | 30             |
| TOTALS                         | 2,452              | 2,092          |
| 235 SW BLUE JAY CT, FORT WHITE |                    | 230,251        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 2,092     | 121.3191    | 135.88         | 284,261        | 2006 | 2006 | 0    | 0    | 19.00 | 81.00  |

1 SINGLE FAM 100% - 2007

Heated Area: 1766

HX Base Yr 2007

The diagram shows a property layout with three main areas: BAS (Basement) at the top, FGR (Front Yard) at the bottom, and FOP (Front Porch) in the middle. Dimensions are provided for each area and the boundaries between them. The BAS area is 14 units wide and 31 units high. The FGR area is 22 units wide and 22 units high. The FOP area is 10 units wide and 15 units high. The total area is 1766 units.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/11/2022 |
| INC DATE |  | AG DATE   | MLU        |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 230,251   |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,802     |   |
| TOTAL LAND VALUE - MARKET |  | 15,000    |   |
| TOTAL MARKET VALUE        |  | 252,053   |   |
| SOH/AGL Deduction         |  | 73,827    |   |
| ASSESSED VALUE            |  | 178,226   |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 127,504   |   |
| TOTAL JUST VALUE          |  | 252,053   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 254,896   |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000050301  | Roof Replacement | 15,800 | 07/09/2024 |
| 24354      | SFR              | 503    | 04/06/2006 |

| SALES DATA                   |            |           |     |     |         |
|------------------------------|------------|-----------|-----|-----|---------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD  |
| 1338/1564                    | 5/24/2017  | WD U      | I   | 30  | 66,200  |
| GRANTOR: ANTHONY NICI        |            |           |     |     |         |
| GRANTEE: DENISE NICI A/K/A D |            |           |     |     |         |
| 1106/0543                    | 12/12/2006 | WD Q      | I   |     | 225,000 |
| GRANTOR: HUGO ESCALANTE      |            |           |     |     |         |
| GRANTEE: DENISE & ANTHONY NI |            |           |     |     |         |

| 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 |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0   | 0     |    |       | 1,284.00       | UT        | 3.00    |             |   |        |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 20  | 30    |    |       | 600.00         | UT        | 2.25    |             |   |        |
| 3              | 0120       | CLFENCE     | 4       | 0   | 100 | 0     | 0  |       | 1.00           | UT        | 0.00    |             |   |        |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 6,802   |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | 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  | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 15,000.00  | 15,000.00      | 15,000     |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
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