THE E 313.86 FT OF THE W 538.86
OF N 800 FT OF NW1/4 OF NE1/4.

FARRAND DAVID H
225 SW NICE CT
FORT WHITE, FL 32038

2026

06-7S-16-04146-003

BUILDING CHARACTERISTICS

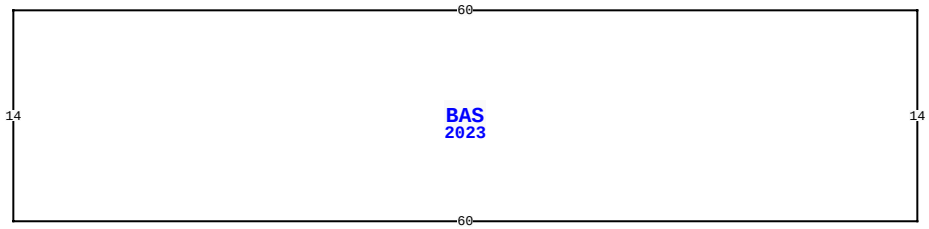
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2023	840	84,224
TOTALS	840			840	84,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	113.8000	112.66	94,634	2019	2019	0	0	0	11.00	89.00

1 MANUF 2 100% - 2023 Heated Area: 840 HX Base Yr 2023



225 SW NICE CT, FORT WHITE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/07/2025 MLU
AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,224
TOTAL MARKET OB/XF VALUE		22,500
TOTAL LAND VALUE - MARKET		29,820
TOTAL MARKET VALUE		136,544
SOH/AGL Deduction		7,978
ASSESSED VALUE		128,566
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,844
TOTAL JUST VALUE		136,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38551	M H	360	09/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/737	12/13/2022	WD	Q	I	01	157,500
GRANTOR: KEAST TYLER						
GRANTEE: FARRAND DAVID H						
1482/735	12/13/2022	WD	U	I	11	100
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: KEAST TYLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] S14 E60 N14 W60 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
6	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 22,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.13	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,820							

REVIEW DATE 01/30/2023 BY ME Total Acres: 2.13 Total Land Value: 29,820 Market: 0 Agricultural: 0 Common: 29,820 PRINTED 11/07/2025 BY SYS