COMM NW COR OF S1/2 OF NW1/4,
E 922.50 FT, S 1001.34 FT,
FOR POB, CONT S 502.81 FT, W

ST JOHN MATTHEW G
232 SW OSPREY TER
FORT WHITE, FL 32038

2026

06-7S-17-09925-000

COLUMBIA COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

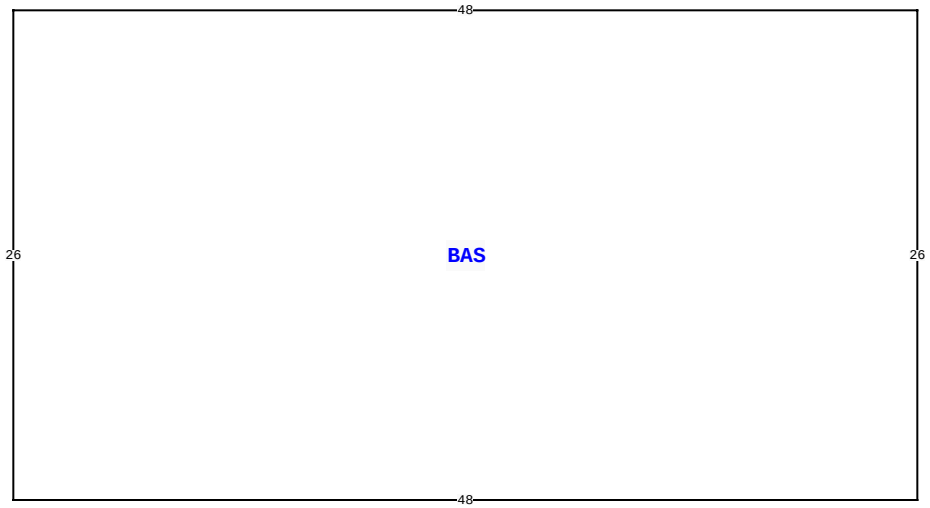
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	118,924
TOTALS	1,248			1,248	118,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	113.9000	107.07	133,623	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1248 HX Base Yr 2020



232 SW OSPREY TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,924
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		101,365
TOTAL MARKET VALUE		227,289
SOH/AGL Deduction		119,891
ASSESSED VALUE		107,398
TOTAL EXEMPTION VALUE	HX HB 13	107,398
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		227,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38020	M H	612	04/23/2019
22900	M H	340	04/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0427	3/22/2019	WD	Q	V	03	42,000
GRANTOR: KATHRYN NIBLACK AS SU						
GRANTEE: MATTHEW G ST JOHN						
1231/0095	3/06/2012	WD	U	V	30	100
GRANTOR: JOEL S NIBLACK						
GRANTEE: JOEL S NIBLACK AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	10.67	AC		1.00	1.00	1.00	9,500.00	9,500.00	101,365							

REVIEW DATE 05/21/2019 BY RP Total Acres: 10.67 Total Land Value: 101,365 Market: 0 Agricultural: 0 Common: 101,365 PRINTED 10/03/2025 BY SYS