LOT 8 OLD NIBLACK FARMS UNREC:
COMM NW COR OF S1/2 OF NW1/4 &
RUN S 51.14 FT TO NE COR OF

PRICE MOSE W JR/PRICE DANYEL
302 SW CROW TER
FORT WHITE, FL 32038

2026

06-7S-17-09925-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

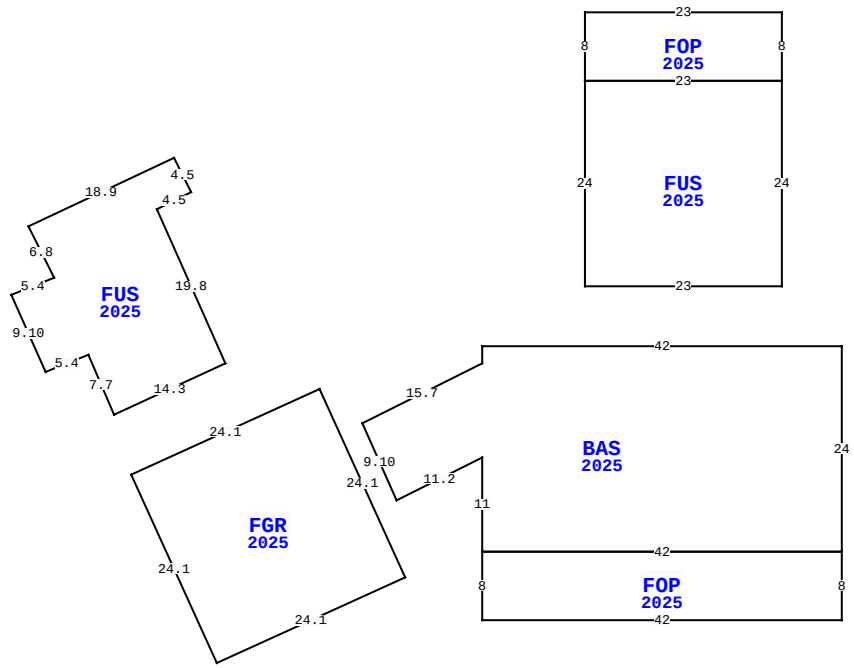
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,140	100	2025	1,140	148,275
FGR	584	55	2025	321	41,751
FOP	184	30	2025	55	7,154
FOP	336	30	2025	101	13,136
FUS	419	100	2025	419	54,498
FUS	552	100	2025	552	71,797
TOTALS	3,215			2,588	336,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	117.3060	131.38	340,011	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2111 HX Base Yr 2025



302 SW CROW 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		336,611
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		80,750
TOTAL MARKET VALUE		418,561
SOH/AGL Deduction		173,458
ASSESSED VALUE		245,103
TOTAL EXEMPTION VALUE	HX HB 13	245,103
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		418,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047976	New Residential C	434,000	08/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0001	8/07/2020	WD	Q	V	01	48,000
GRANTOR: IDELFONSO G CASTILLO						
GRANTEE: MOSE W PRICE JR & D						
1016/0253	5/21/2004	WD	Q	V		37,900
GRANTOR: JOEL S NIBLACK						
GRANTEE: IDELFONSO G CASTILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-11] W42 S2 D7L14 D9R4 U5R10 S11 E42 N24 $
FGR=[YR=2025;ORIG=-63,26] U10R22 U22L10 D10L22 D22R10 $
FUS=[YR=2025;ORIG=-20,-42] E23 S24 W23 N24 $
FUS=[YR=2025;ORIG=-75,-3] U6R13 U18L8 U2R4 U4L2 D8L17 D6R3 D2L5 D9R4 U2R5 D7R3 $
FOP=[YR=2025;ORIG=-32,13] S8 E42 N8 W42 $
FOP=[YR=2025;ORIG=-20,-50] E23 S8 W23 N8 $
.

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	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		00	0.00	0.00	10.00	AC		1.00	1.00	0.85	9,500.00	8,075.00	80,750							

REVIEW DATE 01/10/2025 BY jerry Total Acres: 10.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 10/03/2025 BY SYS