LOT 10 OLD NIBLACK FARMS UNR: CO
OF S1/2 OF NW1/4, RUN E ALON N L
RUN S 2012.92 FT TO POB, CONT S

MCLAUGHLIN WILLIAM J III/MCLAUGHLIN TERESA J
105 SW CROW TERR
FORT WHITE, FL 32038

2026

06-7S-17-09925-110

BUILDING CHARACTERISTICS

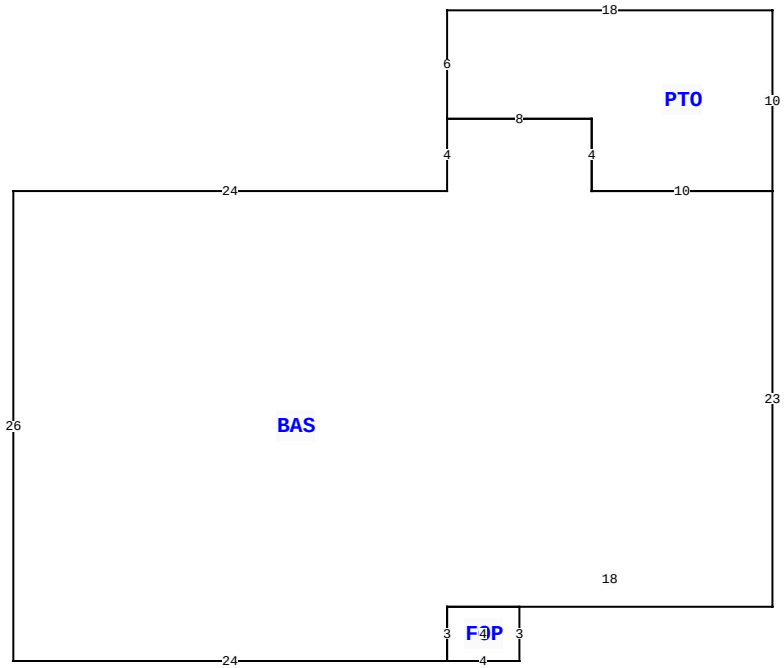
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6717.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,070	100		1,070	115,688
FOP	12	30		4	432
PTO	148	5		7	757
TOTALS	1,230			1,081	116,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	122.1960	136.86	147,946	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1070 HX Base Yr 2005



105 SW CROW TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		116,877
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		213,577
SOH/AGL Deduction		83,950
ASSESSED VALUE		129,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,905
TOTAL JUST VALUE		213,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052702	Electrical Servic		03/26/2025
000047757	Roof Replacement	3,650	07/26/2023
21510	SFR	326	02/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0983/2681	5/16/2003	WD	Q	V		31,857

GRANTOR: JOEL S NIBLACK
GRANTEE: WILLIAM J II & TERE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S26 E24 FOP= E4 N3 W4 S3$ N3 E18 N23 PTO= N10 W18 S6 E8 S4 E10$ W10 N4 W8 S4$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/03/2025 BY SYS