COMM SE COR OF SE1/4 OF NE1/4 OF
105 FT FOR POB, CONT N 250 FT, W
FT, E 150 FT TO POB.

JAMES NICY MAE
1688 SW SCRUBTOWN RD
FORT WHITE, FL 32038-3176

2026

08-7S-17-09953-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

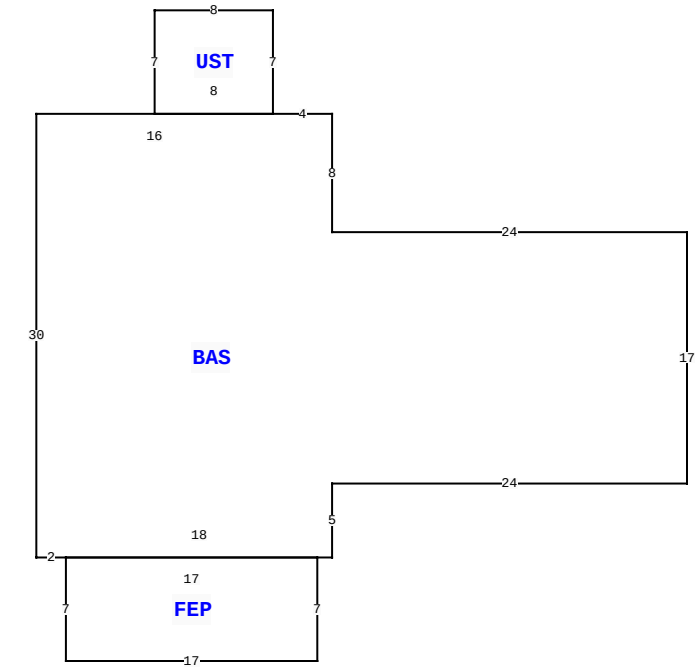
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	54,867
FEP	119	80		95	5,171
UST	56	45		25	1,361
TOTALS	1,183			1,128	61,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,128	74.7711	83.74	94,459	1940	1940	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr



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	61,398
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	12,040
TOTAL MARKET VALUE	73,538
SOH/AGL Deduction	0
ASSESSED VALUE	73,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,538
TOTAL JUST VALUE	73,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13274	M H	125	11/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N8 W4 UST= N7 W8 S7 E8$ W16 S30 E2 FEP= S7 E17 N7 W17$ E18 N5 E24 N17$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		00	0.00	0.00	0.86	AC		1.00	1.00	1.00	14,000.00	14,000.00	12,040							

REVIEW DATE 11/16/2017 BY DF Total Acres: 0.86 Total Land Value: 12,040 Market: 0 Agricultural: 0 Common: 12,040 PRINTED 11/07/2025 BY SYS