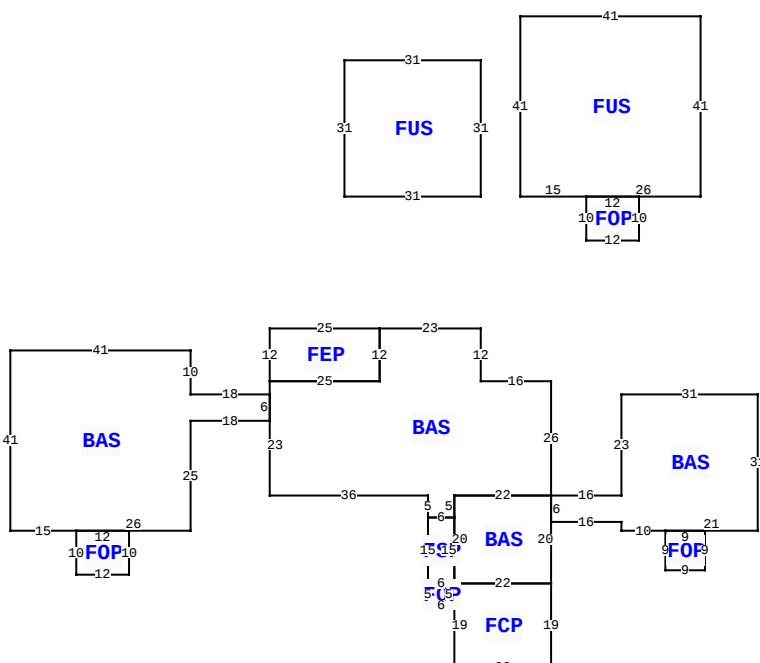


NASH WINSTON FARREL/NASH JEAN M JONES
14320 SW STATE ROAD 47
FORT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		19	COMMON BRK 60							0100	01	8,383	125.2636	140.30	1,176,135	1988	1988	0	0	0	35.00	65.00	VALUATION BY					STANDARD					
Exterior Wall		31	VINYL SID 40							1 SINGLE FAM 100% - 0 Heated Area: 7898 HX Base Yr														Tax Group: 3					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																					BUILDING MARKET VALUE					764,488				
Roof Cover		12	MODULAR MT 100																					TOTAL MARKET OB/XF VALUE					51,836				
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET					120,000				
Interior Floo		15	HARDTILE 60																					TOTAL MARKET VALUE					827,663				
Interior Floo		14	CARPET 40																					SOH/AGL Deduction					635,719				
Air Condition		03	CENTRAL 100							ASSESSED VALUE														191,944									
Heating Type		04	AIR DUCTED 100							TOTAL EXEMPTION VALUE														HX HB 98 191,944									
Bedrooms			6 100							BASE TAXABLE VALUE														0									
Bathrooms			5 100							TOTAL JUST VALUE														936,324									
Frame Stories		02	WOOD FRAME 100							NCON VALUE														0									
Architectual		05	CONV 100							INCOME VALUE																							
Units			0 100							PREVIOUS YEAR MKT VALUE														936,324									
Condition Adj		03	03 100																														
Kitchen Adjus		01	01 100																														
Quality		07	07																														
DOR CODE		5000 IMPROVED AG																															
MAP NUM												MKT AREA													02								
NEIGHBORHOOD/LOC		9616.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	440	100		440	40,126																												
BAS	1,057	100		1,057	96,393																												
BAS	1,789	100		1,789	163,148																												
BAS	1,970	100		1,970	179,654																												
FCP	418	25		104	9,484																												
FEP	300	80		240	21,887																												
FOP	30	30		9	821																												
FOP	81	30		24	2,189																												
FOP	120	30		36	3,283																												
FOP	120	30		36	3,283																												
TOTALS	9,057			8,383	764,488																												
EXTRA FEATURES					14320 SW STATE ROAD 47 , FORT WHITE										BLD DATE				LGL DATE		04/08/2025		MLU										
															XF DATE				LAND DATE														
															INC DATE				AG DATE														
L N	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	0294	SHED WOOD/	0 100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,500																		
2	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336																		
3	0282	POOL ENCL	0 100	25	50	1,250.00	UT	15.00	15.00	100	1993	1993	3	40	7,500																		
4	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600																		
5	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900																		
6	0030	BARN,MT	0 100	30	50	1.00	UT	27,000.00	27,000.00	100	2024	2023		100	27,000																		
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000																
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	281.00	281.00	5,339																
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000																
REVIEW DATE 10/19/2023 BY randall Total Acres: 20.00 Total Land Value: 11,339 Market: 114,000 Agricultural: 5,339 Common: 6,000 PRINTED 11/18/2025 BY SYS																																	