COMM INTERS N R/W OF CR-246 & W
OF SEC, RUN E ALONG R/W 131.44 F
FT FOR POB, CONT N 716.79 FT, E

STONE DALE L/STONE CHERIE E
231 NW NICO GLN
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

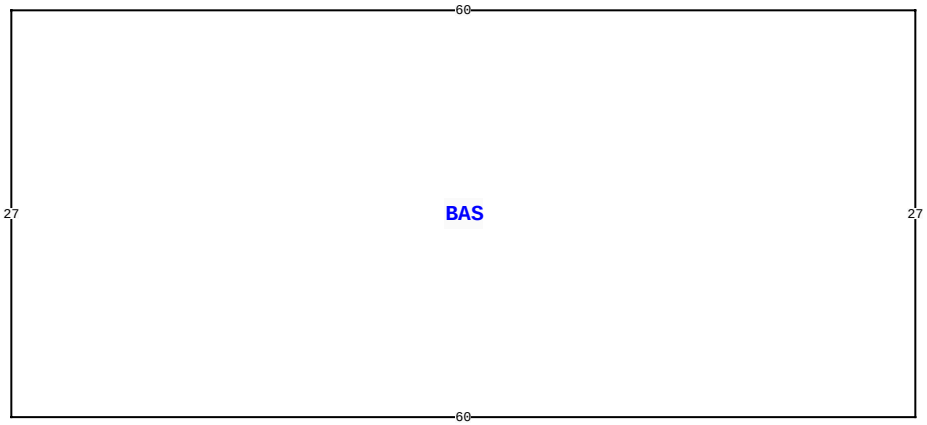
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
TOTALS	1,620			1,620	45,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.9000	70.74	114,599	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,065
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		82,555
TOTAL MARKET VALUE		298,588
SOH/AGL Deduction		94,721
ASSESSED VALUE		203,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,145
TOTAL JUST VALUE		371,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,543

XFOB:1:1: CMHM MH

SALE:1:1: 15.01 ACRES WD GIVEN TO REPLACE AGREEME

BLDG:1:1: CMHM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047929	Roof Replacement	26,101	08/21/2023
22796	SFR	611	02/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0756/0288	1/15/1992	WD	U	V	12	27,000

GRANTOR: LENVIL DICKS

GRANTEE: DALE STONE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

231 NW NICO GLN, WHITE SPRINGS

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	0040	BARN,POLE	0	100	20	40	800.00	UT	2.50	2.50	60	1993	1993	3	60	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		00	0.00	0.00	14.01	AC		1.00	1.00	1.00	280.00	280.00	3,923							
3	9910	M	MKT.VAL.AG	100		00	0.00	0.00	14.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	77,055							

REVIEW DATE 11/07/2023 BY jerry Total Acres: 15.01 Total Land Value: 9,423 Market: 77,055 Agricultural: 3,923 Common: 5,500 PRINTED 11/20/2025 BY SYS

COMM INTERS N R/W OF CR-246 & W
OF SEC, RUN E ALONG R/W 131.44 F
FT FOR POB, CONT N 716.79 FT, E

STONE DALE L/STONE CHERIE E
231 NW NICO GLN
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

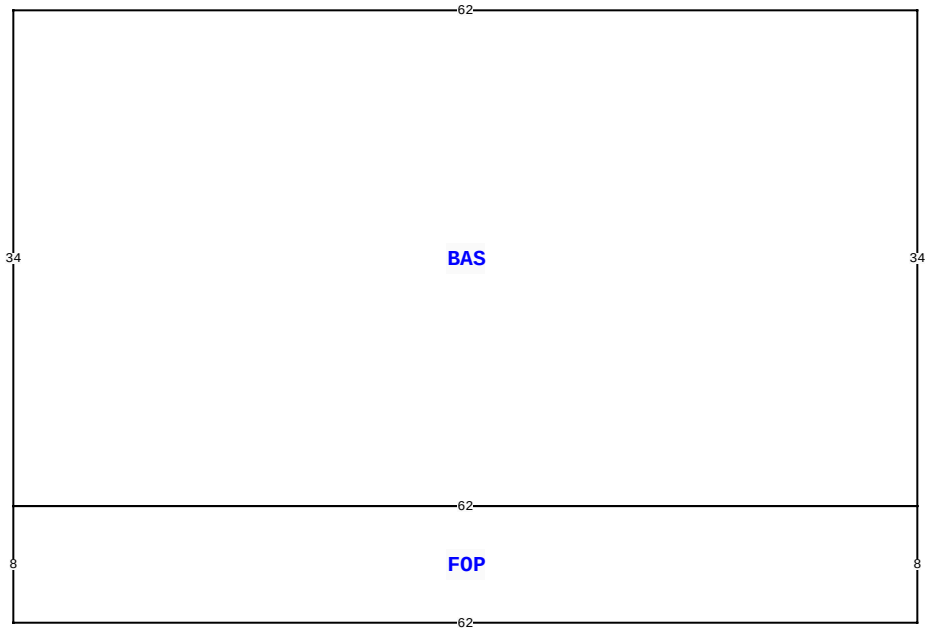
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	217,828
FOP	496	30		149	15,396
TOTALS	2,604			2,257	233,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,257	120.9978	135.52	305,869	2006	2006	0	0	0	23.75	76.25

2 SINGLE FAM 100% - 0 Heated Area: 2108 HX Base Yr



231 NW NICO GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

VALUATION SUMMARY

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LENVIL DICKS

GRANTEE: DALE STONE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S34 FOP= S8 E62 N8 W62$ E62 N34$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/07/2023 BY jerry Total Acres: 15.01 Total Land Value: 9,423 Market: 77,055 Agricultural: 3,923 Common: 5,500 PRINTED 11/20/2025 BY SYS