LOT 25 COLUMBIA ACRES S/D.

577-571, 783-338, WD 1089-2129,

NICKS PAULA RUTH/BENNETT JOE NELL
192 SW QUAIL PL
FORT WHITE, FL 32038

2026

17-7S-17-10012-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

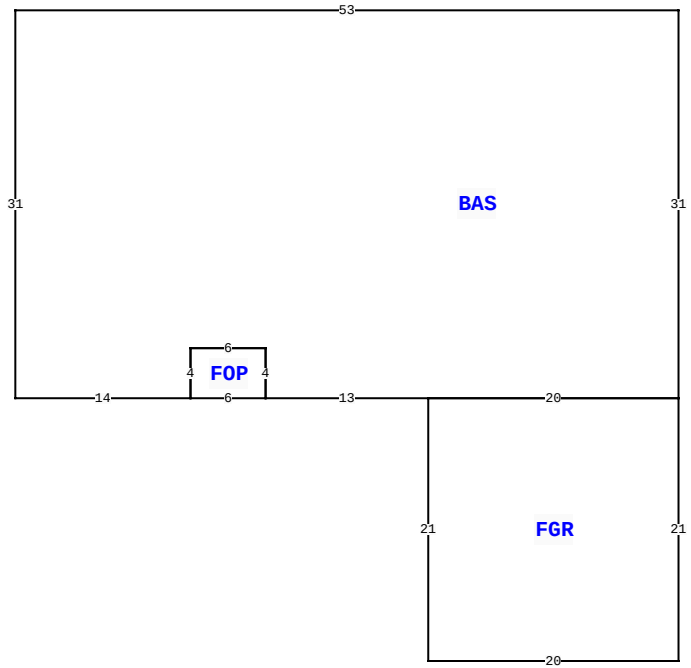
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100		1,619	161,167
FGR	420	55		231	22,996
FOP	24	30		7	697
TOTALS	2,063			1,857	184,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	126.9774	142.21	264,084	1993	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2007 Heated Area: 1619 HX Base Yr 2007



192 SW QUAIL PL, 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		184,859
TOTAL MARKET OB/XF VALUE		20,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,359
SOH/AGL Deduction		83,339
ASSESSED VALUE		177,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,298
TOTAL JUST VALUE		260,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047552	Roof Replacement	17,700	06/27/2023
25874	STORAGE	130	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1089/2129	7/12/2006	WD	Q	I		245,000
GRANTOR: GEOFFREY G & MICHELLE						
GRANTEE: PAULA R NICKS, JOE						
0783/0338	12/01/1993	WD	Q	I	02	0
GRANTOR: MICHELLE DOVE						
GRANTEE: GEOFFERY & MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S31 E14 FOP= E6 N4W6 S4$ N4 E6 S4 E13 FGR= S21 E20 N21 W20$ E20 N31$.

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	0080	DECKING	0	100	12	20	240.00	UT	10.00	10.00	100	0	0	3	100	2,400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0040	BARN,POLE	0	100	12	25	300.00	UT	2.50	2.50	100	0	0	3	100	750	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	100	1993	1993	3	100	1,680	
5	0166	CONC,PAVMT	0	100	8	30	240.00	UT	3.00	3.00	100	2007	2007	3	100	720	
6	0030	BARN,MT	0	0	30	30	900.00	UT	12.00	12.00	100	2007	2007	3	100	10,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 20,500

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS