

**NICO RICHARD D**  
576 SW FEATHER LN  
FORT WHITE, FL 32038

# 2026



BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall

05 AVERAGE 100

Roof Structure

08 IRREGULAR 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

13 LAM/VNLPLK 100

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 Units

05 CONV 100

Condition Adj

03 0 100

Kitchen Adjus

01 01 100

Quality

05 05

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA 02

NEIGHBORHOOD/LOC

25716.020 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,430

100

1,430

115,556

FEP

96

80

77

6,222

FEP

128

80

102

8,243

FOP

104

30

31

2,505

FOP

130

30

39

3,151

TOTALS

1,888

1,679

135,676

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,679 111.0000 124.32 208,733 1985 1985 0 0 35.00 65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1430 HX Base Yr 2024

16

6

6

FEP

6

16

8

8

FEP

16

40

15

26

26

40

26

15

5

5

26

4

4

26

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

EXTRA FEATURES

576 SW FEATHER LN, FORT WHITE

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 0040 BARN, POLE 0 100 20 40 1.00 UT 0.00 0.00 100 0 0 3 100 800

2 0296 SHED METAL 0 100 12 16 192.00 UT 5.00 5.00 100 1993 1993 3 100 960

3 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2010 2010 3 100 1,200

4 0040 BARN, POLE 0 100 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 100

TOTAL OB/XF 3,060

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 10.00 AC 1.00 1.00 1.00 9,500.00 9,500.00 95,000

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 135,676

TOTAL MARKET OB/XF VALUE 3,060

TOTAL LAND VALUE - MARKET 95,000

TOTAL MARKET VALUE 233,736

SOH/AGL Deduction 35,096

ASSESSED VALUE 198,640

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 147,918

TOTAL JUST VALUE 233,736

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 233,736

LAND:1:1: LOT 49

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1542/984 6/11/2025 WD U I 11 100

GRANTOR: HAUFLE JESSICA C

GRANTEE: NICO RICHARD D

1458/1849 1/24/2022 WD U I 11 100

GRANTOR: HAUFLE JESSICA C

GRANTEE: NICO RICHARD D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N8 FEP= N6 W16 S6 E16\$ W16 S8 E16\$W40S26 E15  
FOP= S5 FOP= S4 E26 N4 W26\$ E26 N5 W26\$ E40N26\$.

REVIEW DATE 07/24/2015 BY TW Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/14/2025 BY SYS