

COMM NW COR SEC 19, RUN E 1111.1
ABANDONED SCL RR, SE ALONG R/W T
WITH W R/W BOB-CAT LANE, RUN S 4

NIELAND DAVID/NIELAND HELEN
901 SW CR 138
FT WHITE, FL 32038

2026

30-7S-17-10069-122



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	30717.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100		456	40,576
BAS	1,952	100		1,952	173,693
FOP	48	30		14	1,246
PTO	42	5		2	178
PTO	102	5		5	445
UCP	810	20		162	14,415
UST	266	45		120	10,678
UST	304	45		137	12,191

TOTALS	3,980			2,848	253,422
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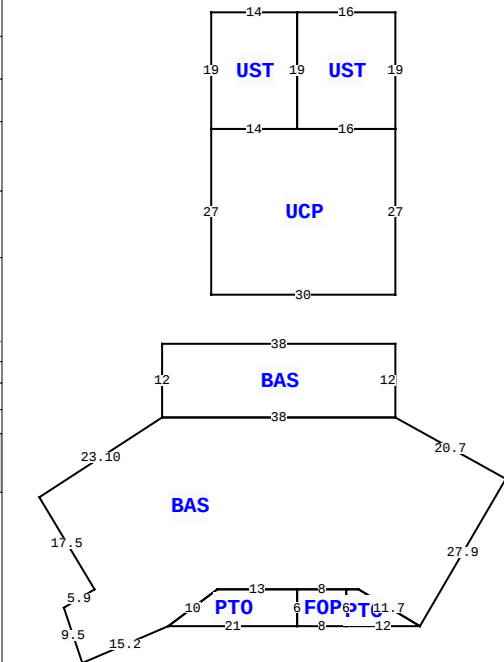
EXTRA FEATURES

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
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2000	2000	3	100	1,200
2	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00	0.00	100	2000	2000	3	100	3,000
3	0251	LEAN TO W/	0	100	12	27		324.00	UT 3.00	3.00	100	2000	2000	3	100	972

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,075							

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,848	110.5440	123.81	352,611	2000	2000	0	0	0	28.13	71.87		
1 SINGLE FAM 100% - 2012					Heated Area: 2408					HX Base Yr 2012				



901 SW COUNTY ROAD 138 , FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		253,422	
TOTAL MARKET OB/XF VALUE		5,172	
TOTAL LAND VALUE - MARKET		75,075	
TOTAL MARKET VALUE		333,669	
SOH/AGL Deduction		109,101	
ASSESSED VALUE		224,568	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		173,846	
TOTAL JUST VALUE		333,669	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,653	

PRMT:1:1: TRVL TRL
SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042418	Roof Replacement	4,500	07/27/2021
16713	SFR	330	03/08/2000
16104	M H	75	10/04/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1220/1082	8/29/2011	WD	U	I	38
					SALE PRICE
					164,000

GRANTOR: JEANNE M TERRELL
GRANTEE: DAVID & HELEN NIELA
0881/1565 5/27/1999 WD Q V 33,000
GRANTOR: MCDOWELL'S
GRANTEE: TERRELL'S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W38 S12 E38\$ BAS= W38 L20 D13 D15 R9 L5 D3 D9
R3 R14 U6 PTO= E21 N6 W13 L8 D6 \$ U6 R8 E13 FOP= S6 E8
N6 W8 \$ E8 PTO= S6 E12 U6 L10 W2\$ E2 R10 D6 R14 U24
U10 L18 \$ PTR= N20 UCP= N27 UST= N19 W16 S19 E16\$ W16 UST=
N19 W14 S19 E14\$ W14 S27 E30\$ S20\$.