COMM AT THE SW COR OF SW1/4, RUN
TO A PT ON N R/W OF WILSON SPRIN
736.02 FT TO POB, CONT N ALONG W

NICEWONGER JOHN/NICEWONGER MELANIE
1845 SW WILSON SPRINGS RD
FORT WHITE, FL 32038-6953

2025

32-6S-16-04016-002

BUILDING CHARACTERISTICS

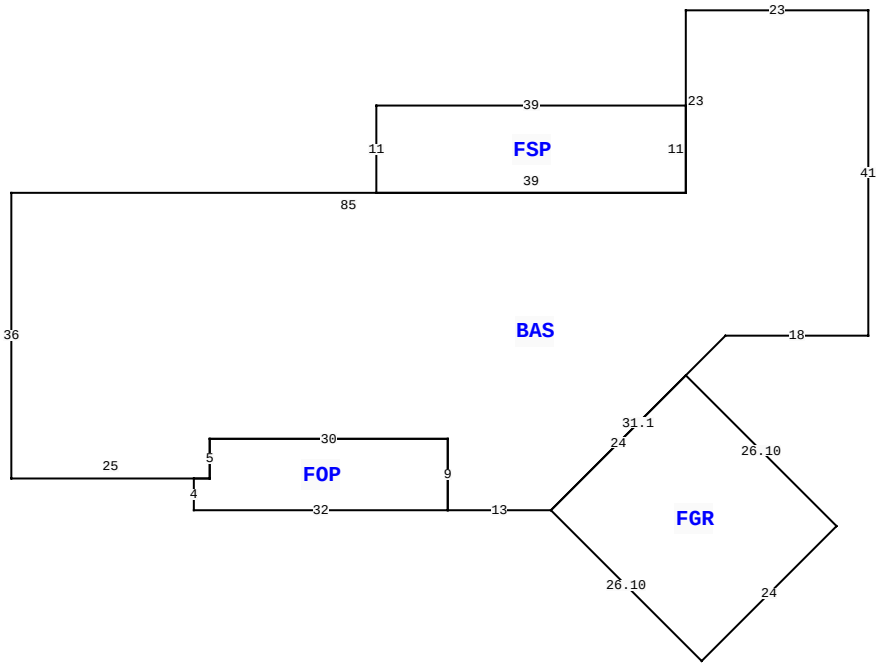
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,841	100		3,841	419,373
FGR	646	55		355	38,760
FOP	278	30		83	9,062
FSP	429	40		172	18,779
TOTALS	5,194			4,451	485,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,451	100.5000	112.56	501,005	2021	2021	0	0	0	3.00	97.00

2 SINGLE FAM – 100% - 2022 Heated Area: 3841 HX Base Yr 2022



1845 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		485,975
TOTAL MARKET OB/XF VALUE		46,215
TOTAL LAND VALUE - MARKET		95,455
TOTAL MARKET VALUE		546,684
SOH/AGL Deduction		124,687
ASSESSED VALUE		421,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		371,275
TOTAL JUST VALUE		627,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041745	Solar Power Syste	38,633	04/15/2021
000041718	Screen Enclosure	12,500	04/12/2021
000041701	Swimming Pool and	47,000	04/08/2021
40602	SFR	0	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1913	7/25/2018	WD	Q	V	01	69,000
GRANTOR: MICHAEL W & LISA G DA						
GRANTEE: JOHN & MELANIE NICE						
0959/2375	8/02/2002	WD	Q	V		75,200
GRANTOR: JAMES CRAPPS						
GRANTEE: MICHAEL & LISA DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,19] W23 S23 W85 S36 E25 N5 E30 S9 E13 U22R22 E18 N41 $
FGR=[ORIG=67,65] D17L17 D19R19 U17R17 U19L19 $
FSP=[ORIG=28,31] E39 S11 W39 N11 $
FOP=[ORIG=37,82] N9 W30 S5 W2 S4 E32 $
.

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	0280	POOL R/CON	0	100	17	30	510.00	UT	70.00	70.00	100	2022	2021		95	33,915	
2	0282	POOL ENCL	0	100	25	41	1,025.00	UT	15.00	15.00	100	2022	2021		80	12,300	

LAND DESCRIPTION

TOTAL OB/XF 46,215

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					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	22.46	AC		1.00	1.00	1.00	445.00	445.00	9,994							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	22.46	AC		1.00	1.00	0.90	4,500.00	4,050.00	90,955							

REVIEW DATE 11/02/2021 BY HC Total Acres: 22.46 Total Land Value: 14,494 Market: 90,955 Agricultural: 9,994 Common: 4,500 PRINTED 06/20/2025 BY SYS