BEG 132 FT S OF NW COR OF NE1/4
FT, S 462 FT, W 870 FT, N 462 FT

SIMS JOE M/SIMS SANDRA M
711 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2026

01-7S-16-04106-001

BUILDING CHARACTERISTICS

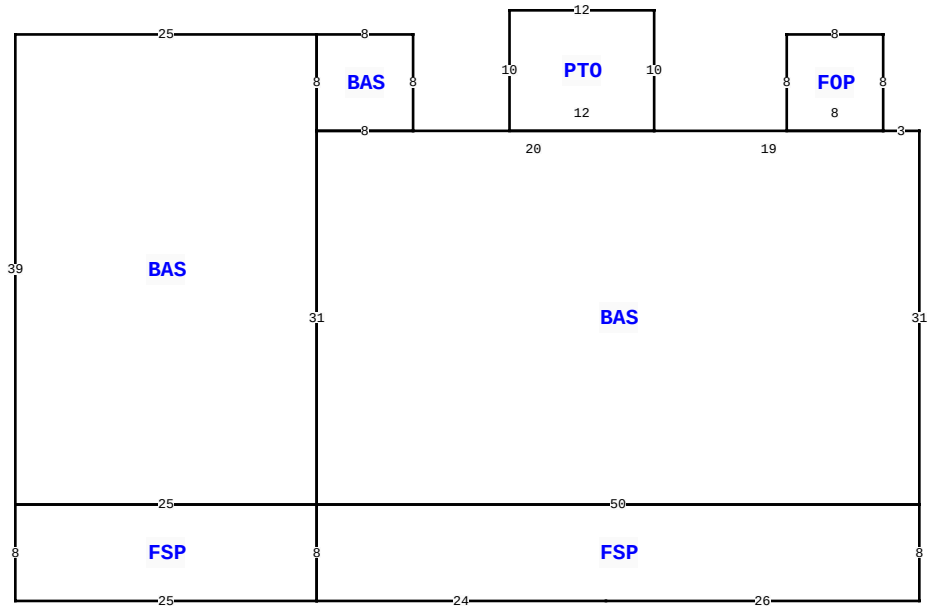
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	8,150
BAS	975	100		975	124,155
BAS	1,550	100		1,550	197,375
FOP	64	30		19	2,419
FSP	200	40		80	10,187
FSP	400	40		160	20,375
PTO	120	5		6	764
TOTALS	3,373			2,854	363,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,854	133.7600	149.81	427,558	1994	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 2589 HX Base Yr 2026



711 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		363,424
TOTAL MARKET OB/XF VALUE		60,768
TOTAL LAND VALUE - MARKET		70,148
TOTAL MARKET VALUE		494,340
SOH/AGL Deduction		131,345
ASSESSED VALUE		362,995
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,584
TOTAL JUST VALUE		494,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,224

XFOB:5:1: OLD MBH USED AS STORAGE

SALE:4:1: 10 ACRES (AG)

SALE:3:1: 10 AC

SALE:2:1: NEWTON - NANCY HELD AGREEMENT DATED NOV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8368	SFR	75,000	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/792	8/18/2025	WD	Q	I	01	580,000
GRANTOR: BRADBURY MELISSA M						
GRANTEE: SIMS JOE M						
1482/2224	1/12/2023	WD	Q	I	01	665,000
GRANTOR: THOMPSON MARK D						
GRANTEE: BRADBURY JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W19 W20 W8 S31 E50 N31 $
BAS=[ORIG=-50,0] N8 W25 S39 E25 N31 $
FSP=[ORIG=-50,31] S8 E24 E26 N8 W50 $
FSP=[ORIG=-50,31] W25 S8 E25 N8 $
PTO=[ORIG=-22,0] N10 W12 S10 E12 $
FOP=[ORIG=-3,0] N8 W8 S8 E8 $
BAS=[ORIG=-42,0] N8 W8 S8 E8 $
.

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	0297	SHED CONCR	0	100	14	27	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
5	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	25,000	
6	0280	POOL R/CON	0	100	28	14	392.00	UT	70.00	70.00	100	2023	2022		95	26,068	

LAND DESCRIPTION

TOTAL OB/XF 60,768

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		A-1	0.00	0.00	9.23	AC		1.00	1.00	0.80	9,500.00	7,600.00	70,148							

REVIEW DATE 09/19/2025 BY TP Total Acres: 9.23 Total Land Value: 70,148 Market: 0 Agricultural: 0 Common: 70,148 PRINTED 03/26/2026 BY SYS