

THE S 726 FT OF NE1/4 OF NE1/4
755-1139, DC 660-619, 830-1723
830-1724, DC 1220-197, WD 1220

BARRS JONATHAN W/BARRS KORIN S
833 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

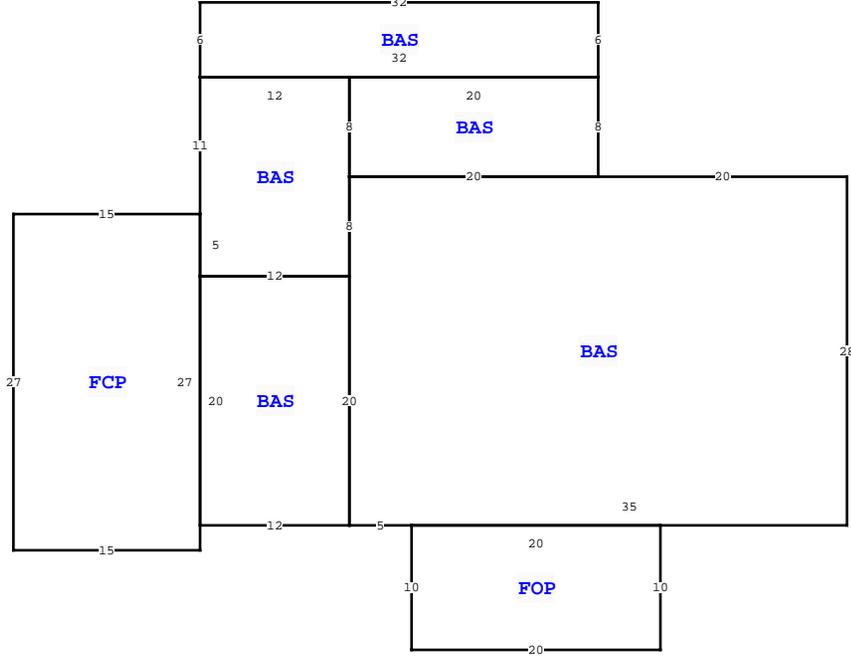
2026

01-7S-16-04107-001



ELEMENT		CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG.	60
Exterior Wall	07	ASB SHNGLE	40
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	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	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	160	100	
BAS	192	100	
BAS	192	100	
BAS	240	100	
BAS	1,120	100	
FCP	405	25	
FOP	200	30	
TOTALS	2,509		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,065	120.0860	134.50	277,742	1966	1966		0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1904 HX Base Yr 2020												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	304,031		
TOTAL MARKET OB/XF VALUE	38,372		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	452,403		
SOH/AGL Deduction	97,210		
ASSESSED VALUE	355,193		
TOTAL EXEMPTION VALUE	HX HB 13 230,069		
BASE TAXABLE VALUE	125,124		
TOTAL JUST VALUE	452,403		
NCON VALUE	5,700		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	449,478		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050955	Generator	0	10/03/2024
000043739	Remodel	41,123	02/18/2022
38940	STORAGE	0	11/26/2019
38170	M H	573	05/29/2019
38166	M H	573	05/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0827	2/28/2019	WD	Q	I	01	305,000
GRANTOR: LESLIE J JUNE						
GRANTEE: JONATHAN W & KORIN						
1220/0199	8/19/2011	WD	Q	I	01	165,000
GRANTOR: ROBIN S DEAN						
GRANTEE: LESLIE J JUNE						

EXTRA FEATURES		865 SW OLD NIBLACK AVE, 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	0213	GRAIN BIN	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	150
2	0213	GRAIN BIN	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	150
3	0166	CONC, PAVMT	0	100	0	0		444.00	UT 2.00	2.00	100	1993	1993	3	100	888
4	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
5	0294	SHED WOOD/	0	100	10	12		120.00	UT 7.50	7.50	100	1993	1993	3	100	900
6	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
7	0040	BARN, POLE	0	100	26	48		1,248.00	UT 2.50	2.50	100	1993	1993	3	100	3,120
8	0252	LEAN-TO W/	0	100	12	48		576.00	UT 1.50	1.50	100	2015	2015	3	100	864
9	0031	BARN, MT AE	0	100	24	35		840.00	UT 15.00	15.00	100	2020	2020	3	100	12,600
10	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700

TOTAL OB/XF												38,372												
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	21.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	105,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W20 BAS= N8 BAS= N6 W32 S6 E32\$ W20 S8 E20\$ W20 BAS= N8 W12 S11 FCP= W15 S27 E15 N27\$ S5 E12 N8\$ S8 BAS= W12 S20 E12 N20\$ S20 E5 FOP= S10 E20 N10 W20\$E35 N28\$.											

REVIEW DATE 03/06/2026 BY robin Total Acres: 22.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 03/26/2026 BY SYS																								
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