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

2027

01-7S-16-04107-001

BUILDING CHARACTERISTICS

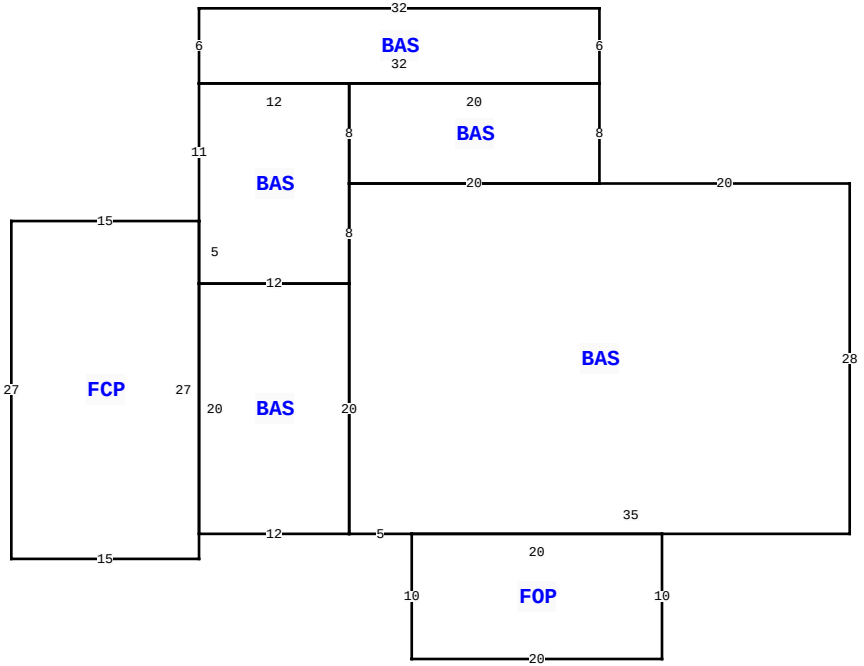
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 60
Exterior Wall	07	ASB SHNGLE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	13,737
BAS	192	100		192	16,485
BAS	192	100		192	16,485
BAS	240	100		240	20,606
BAS	1,120	100		1,120	96,162
FCP	405	25		101	8,672
FOP	200	30		60	5,151
TOTALS	2,509			2,065	177,298

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	132.09	272,766	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1904 HX Base Yr 2020



865 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,482
TOTAL MARKET OB/XF VALUE		38,372
TOTAL LAND VALUE - MARKET		154,000
TOTAL MARKET VALUE		491,854
SOH/AGL Deduction		117,247
ASSESSED VALUE		374,607
TOTAL EXEMPTION VALUE	HX HB 13	236,971
BASE TAXABLE VALUE		137,636
TOTAL JUST VALUE		491,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,403

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						

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$E35 N28$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 38,372

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	21.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	147,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 06/02/2026 BY NH Total Acres: 22.00 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 11/17/2026 BY SYS

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

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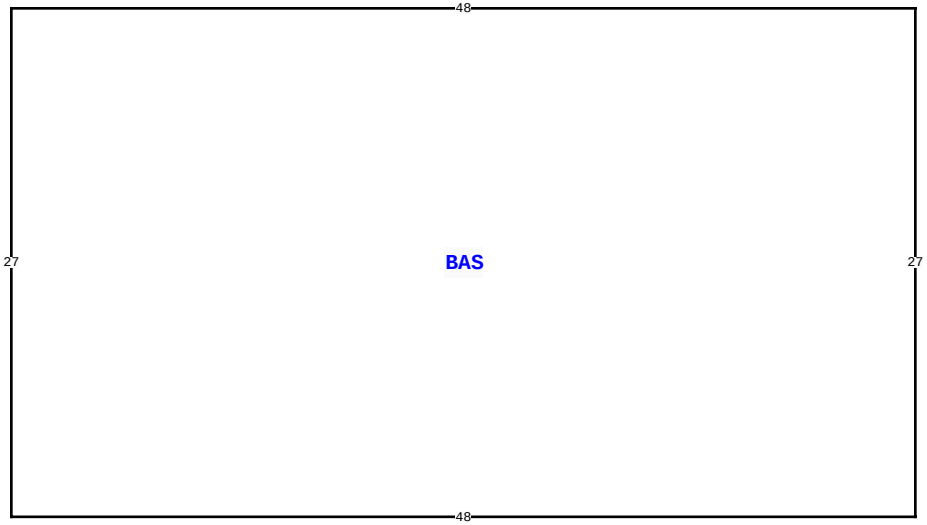
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	122,184
TOTALS	1,296			1,296	122,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	105.93	137,285	2020	2019	0	0	0	11.00	89.00

3 MANUF 1 0% - 2020 Heated Area: 1296 HX Base Yr 2020



865 SW OLD NIBLACK AVE, FORT WHITE

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1220/0199	8/19/2011	WD	Q	I	01	165,000
GRANTOR: ROBIN S DEAN						
GRANTEE: LESLIE J JUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/02/2026 BY NH Total Acres: 22.00 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 11/17/2026 BY SYS