E1/2 OF SE1/4 & SE1/4 OF NE1/4
EX 11.62 AC DESC ORB 970-834 &
EX 10.06 AC IN ORB 992-761 &

VARNER DANIEL G/VARNER ANABEL
114 SW HERON DR
FORT WHITE, FL 32038

2027

01-7S-16-04109-000

BUILDING CHARACTERISTICS

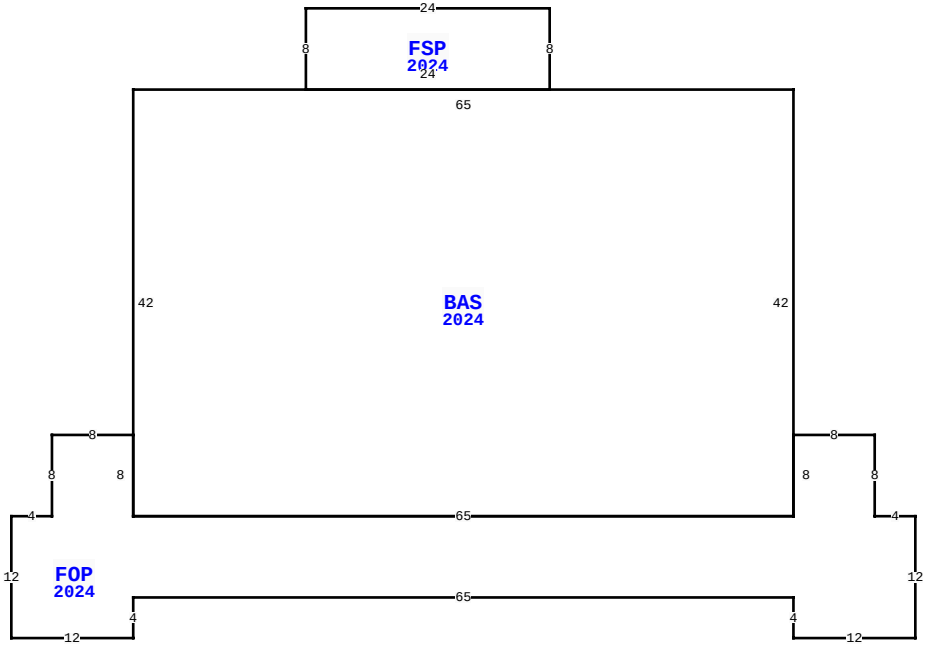
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,730	100	2024	2,730	336,551
FOP	936	30	2024	281	34,642
FSP	192	40	2024	77	9,493
TOTALS	3,858			3,088	380,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,088	114.9500	126.44	390,447	2023	2023	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 2730 HX Base Yr 2024



114 SW HERON DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	380,686
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,320
TOTAL MARKET VALUE	501,006
SOH/AGL Deduction	13,448
ASSESSED VALUE	487,558
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	436,147
TOTAL JUST VALUE	501,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046628	New Residential C	446,243	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1067	7/14/2017	WD	Q	V	01	60,000
GRANTOR: KATHRYN NIBLACK INDIV						
GRANTEE: DANIEL G & ANABEL V						
1231/0095	3/06/2012	WD	U	V	30	100
GRANTOR: JOEL S NIBLACK						
GRANTEE: JOEL S NIBLACK AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,13] E65 S42 W65 N42 $
FOP=[YR=2024;ORIG=17,47] W8 S8 W4 S12 E12 N4 E65 S4 E12 N12 W4 N8 W8 S8 W65 N8 $
FSP=[YR=2024;ORIG=34,5] E24 S8 W24 N8 $
.

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
1	0100	C	SFR	100		A-1	0.00	0.00	15.04	AC		1.00	1.00	1.00	8,000.00	8,000.00	120,320							

REVIEW DATE 06/03/2026 BY NH Total Acres: 15.04 Total Land Value: 120,320 Market: 0 Agricultural: 0 Common: 120,320 PRINTED 11/17/2026 BY SYS