

LOT 2 OLD NIBLACK FARMS UNREC: C
 OF S1/2 OF NW1/4 OF SEC 6, RUN S
 NE COR OF SE1/4 OF NE1/4 OF SEC

TOLKKINEN OWEN/TOLKKINEN CHERI
 359 SW HERON DR
 FORT WHITE, FL 32038

2026

01-7S-16-09925-103


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 16,400 TOTAL LAND VALUE - MARKET 119,544 TOTAL MARKET VALUE 28,558 SOH/AGL Deduction 7,732 ASSESSED VALUE 20,826 TOTAL EXEMPTION VALUE HX HB 20,826 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 135,944 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 114,848											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1227/1958 1/06/2012 QC U I 11 15,000 GRANTOR: LANDWISE TRUST SERVIC GRANTEE: OWEN & CHERI TOLKKI 1134/2114 10/17/2007 WD Q I 01 100 GRANTOR: OWEN & CHERI TOLKKINE GRANTEE: LANDWISE TRUST SERV											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
DOR CODE 6200 PASTURE CLS33 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										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
TOTALS EXTRA FEATURES 359 SW HERON DR, 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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200																
2	0040	BARN, POLE	0 100	40	40	1,600.00	UT	2.50	2.50	100	2010	2010	3	100	4,000																
3	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300																
4	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300																
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600																
7	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																
LAND DESCRIPTION										TOTAL OB/XF 16,400																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.06	AC		1.00	1.00	1.00	280.00	280.00	3,658														
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	111,044														
REVIEW DATE 04/09/2026 BY kellen Total Acres: 14.06 Total Land Value: 12,158 Market: 111,044 Agricultural: 3,658 Common: 8,500 PRINTED 05/12/2026 BY SYS																															