

N PART OF LOT 4 OLD NIBLACK FARM  
 COMM NW COR OF S1/2 OF NW1/4 OF  
 S 51.14 FT, W 940.08 FT, W 378.5

GORMAN PERRY THOMAS/GORMAN PATRICIA ANNE  
 424 SW HERON DR  
 FORT WHITE, FL 32038

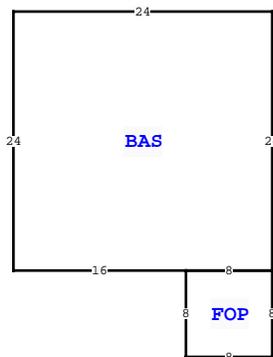
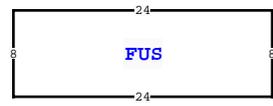
2026

01-7S-16-09925-104



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
04	C ABOVE GD 100				
02	WINDOW 100				
03	FORCED AIR 100				
	1 100				
	1 100				
02	WOOD FRAME 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			02		
6717.0100	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	55,858
FOP	64	30		19	1,843
FUS	192	100		192	18,620
TOTALS	832			787	76,319

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	787	113.4200	129.30	101,759	2005	2005	0	0	25.00	75.00	
1 SINGLE FAM			100% - 2018	Heated Area: 768				HX Base Yr 2018				



424 SW HERON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0258	PATIO	0	100	8	24		2.00	2.00	100	2016	2016	3	100	384	

LAND DESCRIPTION													TOTAL OB/XF											
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	5.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	47,340							
2	0000	C	VAC RES	100		A-1	0.00	0.00	6.36	AC		1.00	1.00	1.00	9,000.00	9,000.00	57,240							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				76,319		
TOTAL MARKET OB/XF VALUE				384		
TOTAL LAND VALUE - MARKET				104,580		
TOTAL MARKET VALUE				181,283		
SOH/AGL Deduction				81,310		
ASSESSED VALUE				99,973		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				48,562		
TOTAL JUST VALUE				181,283		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				181,193		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22233	SFR	200	08/25/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/2740	12/19/2019	WD	U	V	37	18,600
GRANTOR: RODNEY T & DEENA P NE						
GRANTEE: PERRY THOMAS & PATR						
1331/0601	2/16/2017	WD	Q	I	01	82,000
GRANTOR: RODNEY T NELSON & DEE						
GRANTEE: PERRY THOMAS & PATR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W24 S24 E16 FOP= S8 E8 N8 W8\$ E8 N24\$ PTR= N20 FUS= N8 W24 S8 E24\$ S20\$.						