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

**2027**

**01-7S-16-09925-104**

## BUILDING CHARACTERISTICS

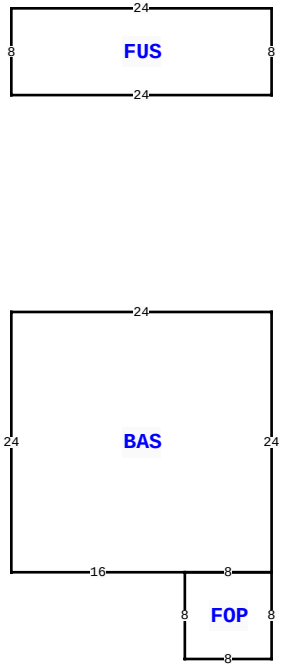
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 04 | C ABOVE GD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 6717.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 576 | 100 | | 576 | 53,897 |
| FOP | 64 | 30 | | 19 | 1,778 |
| FUS | 192 | 100 | | 192 | 17,966 |
| TOTALS | 832 | | | 787 | 73,640 |

## 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 | 124.76 | 98,186 | 2005 | 2005 | 0 | 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 MLU |
| INC DATE | | AG DATE | |

## 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 | 0258 | PATIO | 0 | 100 | 8 | 24 | 192.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 384 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 73,640 |
| TOTAL MARKET OB/XF VALUE | 384 |
| TOTAL LAND VALUE - MARKET | 104,580 |
| TOTAL MARKET VALUE | 178,604 |
| SOH/AGL Deduction | 75,632 |
| ASSESSED VALUE | 102,972 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 51,561 |
| TOTAL JUST VALUE | 178,604 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 179,944 |

| 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$.

## LAND DESCRIPTION

TOTAL OB/XF 384

| 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 | 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 | | | | | | | |

REVIEW DATE 06/03/2026 BY NH Total Acres: 11.62 Total Land Value: 104,580 Market: 0 Agricultural: 0 Common: 104,580 PRINTED 11/17/2026 BY SYS