(AKA PRCL #5 OLD NIBLACK FARMS U
COMM AT NW COR OF S1/2 OF NW1/4
7 SOUTH, RGE 17 EAST, RUN S 1270

JESSUP DANIEL/JESSUP STENENA
649 SW HERON DR
FORT WHITE, FL 32038

2027

01-7S-16-09925-105

BUILDING CHARACTERISTICS

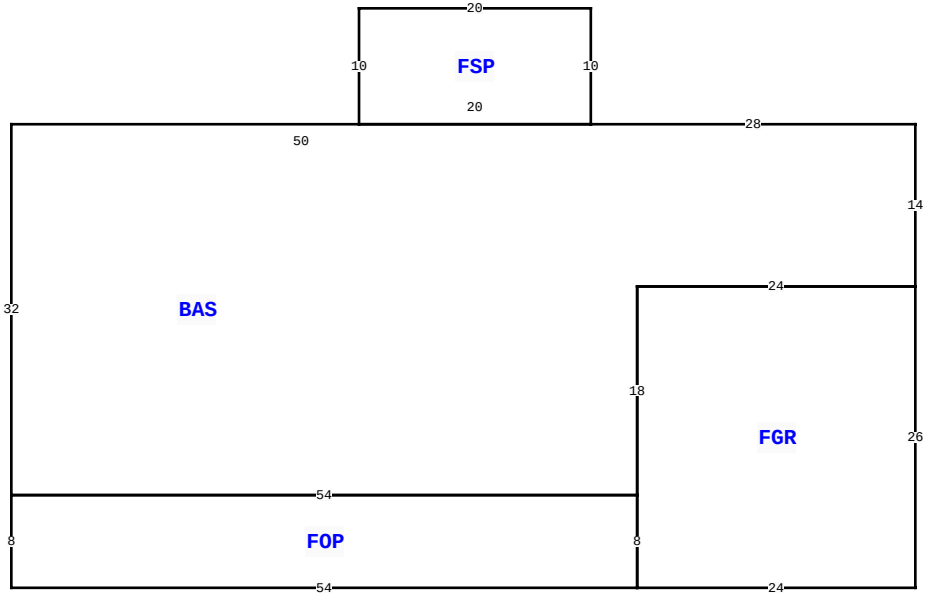
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	5000	IMPROVED AG
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	2,064	100		2,064	196,691
FGR	624	55		343	32,686
FOP	432	30		130	12,389
FSP	200	40		80	7,624
TOTALS	3,320			2,617	249,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,617	108.2880	119.12	311,737	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2064 HX Base Yr 2006



649 SW HERON DR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	351.00	UT	2.00	2.00	100	2005	2005	3	100	702	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	2005	2005	3	50	200	
3	0327	STABLES-SM	0	100	0	0	1,728.00	UT	9.00	9.00	100	2005	2005	3	100	15,552	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	249,390
TOTAL MARKET OB/XF VALUE	17,654
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	280,572
SOH/AGL Deduction	84,919
ASSESSED VALUE	195,653
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	144,242
TOTAL JUST VALUE	377,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22051	SFR	597	07/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/2631	8/22/2003	WD	Q	V		36,000

GRANTOR: JOEL S NIBLACK

GRANTEE: DANIEL & STENENA JE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N10 W20 S10 E20$ W50 S32 FOP= S8 E54 N8 W54$
E54 FGR= S8 E24 N26 W24 S18$ N18 E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 17,654

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.03	AC		1.00	1.00	1.00	280.00	280.00	2,528							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,330							

REVIEW DATE 06/03/2026 BY NH Total Acres: 10.03 Total Land Value: 13,528 Market: 99,330 Agricultural: 2,528 Common: 11,000 PRINTED 11/17/2026 BY SYS