LOT 1 BLOCK A THE OAKS S/D.
ORB 501-496, 772-766
QCD 1021-1264.

NAIL PAULA ANN
403 SW BOUNTIFUL AVE
FT WHITE, FL 32038

**2026**

**02-5S-16-03427-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2516.0100 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 1,600 |
| TOTAL LAND VALUE - MARKET | 48,000 |
| TOTAL MARKET VALUE | 49,600 |
| SOH/AGL Deduction | 8,944 |
| ASSESSED VALUE | 40,656 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 40,656 |
| TOTAL JUST VALUE | 49,600 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 45,600 |

SALE:1:1: LOT 1 BLK A THE OAKS ADJACENT LAND OWNER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1021/1264 | 7/11/2002 | QC | Q | V | 06 | 100 |
| GRANTOR: RICHARD NAIL | | | | | | |
| GRANTEE: PAULA ANN NAIL | | | | | | |
| 0772/0766 | 3/08/1993 | WD | U | V | 12 | 20,000 |
| GRANTOR: JOHN D O'STEEN | | | | | | |
| GRANTEE: RICHARD W NAIL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0251 | LEAN TO W/ | 0 | 0 | 10 | 20 | 200.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 400 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 10 | 20 | 200.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 400 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,600

| 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 | 4900 | C | STRG/BARN | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 48,000 | | | | | | | |

REVIEW DATE 09/11/2019 BY KR Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 05/12/2026 BY SYS