(AKA LOT 7 SOUTHLAND TRAILS UNR)
COR OF W1/2, RUN S 1992.47 FT, W
FOR POB, RUN S 652.96 FT, W 661.

NIMS JOHN R/NIMS RUBY S
132 SW AUGGIE MARSH GLN
FORT WHITE, FL 32038

2027

02-6S-15-00504-107

BUILDING CHARACTERISTICS

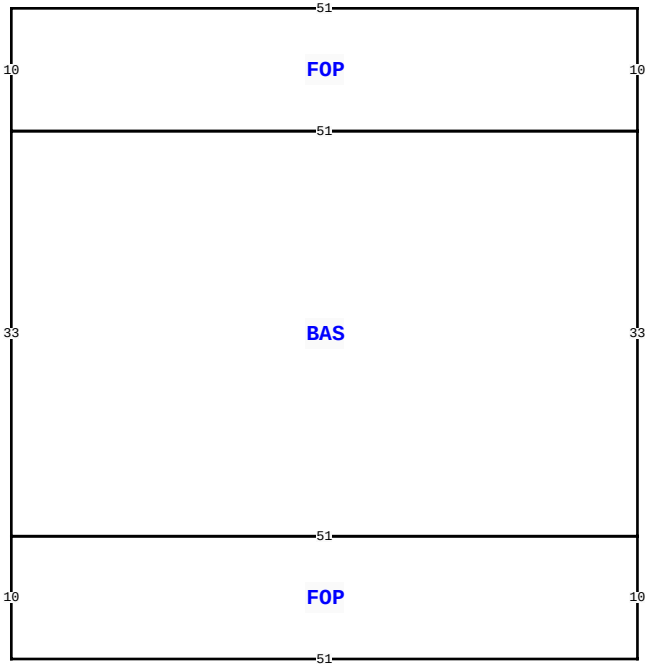
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2615.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100		1,683	162,182
FOP	510	30		153	14,744
FOP	510	30		153	14,744
TOTALS	2,703			1,989	191,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	91.2576	100.38	199,656	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1683 HX Base Yr 2023



132 SW AUGGIE MARSH GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
2	0040	BARN,POLE	0	100	28	50	1.00	UT	5,600.00	5,600.00	100	2026	2025		100	5,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,670
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		110,660
TOTAL MARKET VALUE		309,430
SOH/AGL Deduction		24,115
ASSESSED VALUE		285,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,904
TOTAL JUST VALUE		309,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39579	SFR	0	04/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1708	9/24/2019	WD	Q	V	01	50,000
GRANTOR: CARMEN SPECTOR TRUSTE						
GRANTEE: JOHN R & RUBY S NIM						
1340/2325	6/16/2017	WD	U	V	11	100
GRANTOR: CARMEN SPECTOR						
GRANTEE: CARMEN SPECTOR TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,30] E51 N33 W51 S33 $
FOP=[ORIG=60,30] E51 S10 W51 N10 $
FOP=[ORIG=60,-13] S10 E51 N10 W51 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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			0.00	0.00	10.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,660							

REVIEW DATE 05/06/2026 BY JB Total Acres: 10.06 Total Land Value: 110,660 Market: 0 Agricultural: 0 Common: 110,660 PRINTED 11/17/2026 BY SYS