

(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

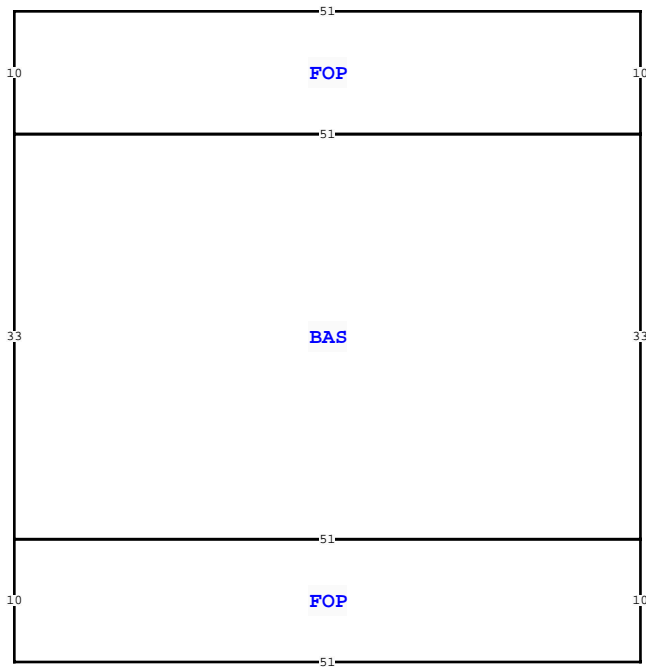
2026

02-6S-15-00504-107



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	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	165,138
FOP	510	30		153	15,012
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TOTALS	2,703			1,989	195,164

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2023								
Heated Area: 1683					HX Base Yr 2023						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			195,164
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			110,660
TOTAL MARKET VALUE			312,924
SOH/AGL Deduction			35,919
ASSESSED VALUE			277,005
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			225,594
TOTAL JUST VALUE			312,924
NCON VALUE			7,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,767

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	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						

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

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