

(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.

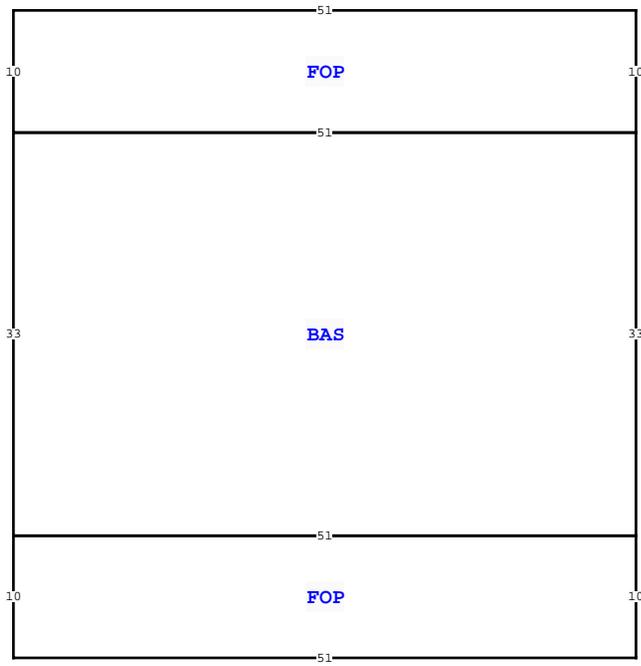
NIMS JOHN R/NIMS RUBY S  
 132 SW AUGGIE MARSH GLN  
 FORT WHITE, FL 32038

2026

02-6S-15-00504-107

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,683	100	
FOP	510	30	
FOP	510	30	
TOTALS	2,703		
		1,989	198,639

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	104.03	206,916	2021	2021	0	0	4.00	96.00
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		198,639	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		110,660	
TOTAL MARKET VALUE		309,299	
SOH/AGL Deduction		39,394	
ASSESSED VALUE		269,905	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		218,494	
TOTAL JUST VALUE		309,299	
NCON VALUE		0	
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						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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									
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							