

LOT 7 FORT WHITE PARK.
753-864, 831-1602, WD 1006-421,

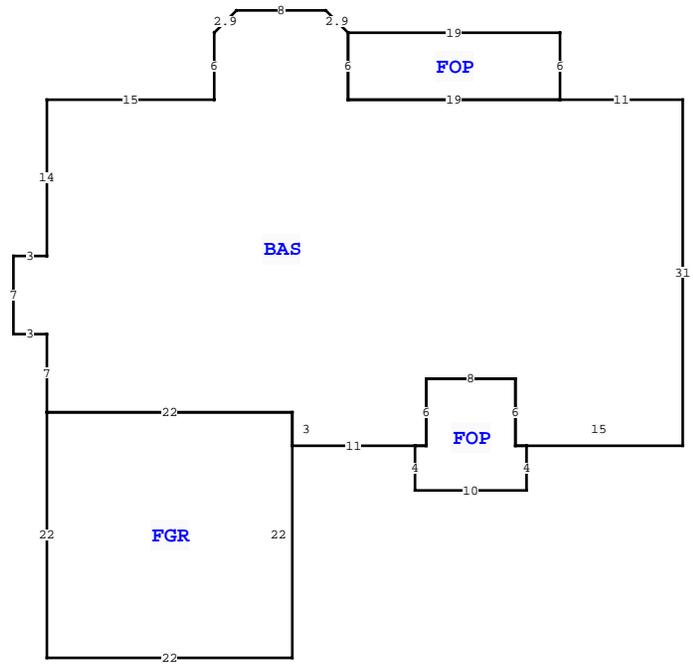
NICI DENISE A/K/A DENISE VERIB
235 SW BLUE JAY CT
FORT WHITE, FL 32038

2026

03-7S-16-04060-107
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.070 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,766	100	
FGR	484	55	
FOP	88	30	
FOP	114	30	
TOTALS	2,452		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,092	121.3191	135.88	284,261	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2007 Heated Area: 1766 HX Base Yr 2007											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0166	CONC, PAVMT	2.25
3	0120	CLFENCE 4	0.00
TOTALS			6,802

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,284.00	UT	3.00	3.00	100	2006
2	0166	CONC, PAVMT	0	100	20	600.00	UT	2.25	2.25	100	2010
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2010
TOTALS											

LAND DESCRIPTION		LAND USE	
L N	USE CODE	CLS	DESCRIPTION
1	0100	C	SFR

L N	USE CODE	CLS	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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	230,251		
TOTAL MARKET OB/XF VALUE	6,802		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	261,053		
SOH/AGL Deduction	83,346		
ASSESSED VALUE	177,707		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	126,296		
TOTAL JUST VALUE	261,053		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	254,896		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050301	Roof Replacement	15,800	07/09/2024
24354	SFR	503	04/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1564	5/24/2017	WD	U	I	30	66,200

GRANTOR: ANTHONY NICI
GRANTEE: DENISE NICI A/K/A D
1106/0543 12/12/2006 WD Q I 225,000
GRANTOR: HUGO ESCALANTE
GRANTEE: DENISE & ANTHONY NI

BUILDING NOTES	
BAS= W11 FOP= N6 W19 S6 E19\$ W19 N6 L2 U2 W8 D2 L2 S6 W15 S14 W3 S7 E3 S7 FGR= S22 E22 N22 W22\$ E22 S3 E11 FOP= S4 E10 N4 W1 N6 W8 S6 W1\$ E1 N6 E8 S6 E15 N31\$.	