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

2027

03-7S-16-04060-107

BUILDING CHARACTERISTICS

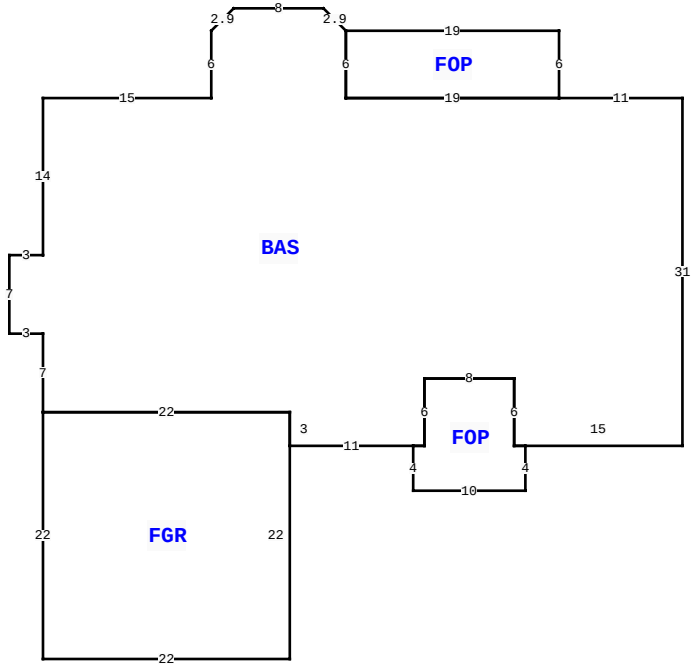
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100		1,766	190,895
FGR	484	55		266	28,753
FOP	88	30		26	2,811
FOP	114	30		34	3,675
TOTALS	2,452			2,092	226,133

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	133.45	279,177	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1766 HX Base Yr 2007



235 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,284.00	UT	3.00	3.00	100	2006	2006	3	100	3,852	
2	0166	CONC,PAVMT	0	100	20	30	600.00	UT	2.25	2.25	100	2010	2010	3	100	1,350	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,133
TOTAL MARKET OB/XF VALUE	7,602
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	257,735
SOH/AGL Deduction	73,873
ASSESSED VALUE	183,862
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	132,451
TOTAL JUST VALUE	257,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,853

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
1580/1095	10/15/2026	LE	U	I	14	100
GRANTOR: NICI DENISE A/K/A DEN						
GRANTEE: VERIB BRETT (RMDR)						
1338/1564	5/24/2017	WD	U	I	30	66,200
GRANTOR: ANTHONY NICI						
GRANTEE: DENISE NICI A/K/A D						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,602

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/04/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS