

COMM NW COR OF S1/2 OF NW1/4,  
E 922.50 FT, S 1001.34 FT,  
FOR POB, CONT S 502.81 FT, W

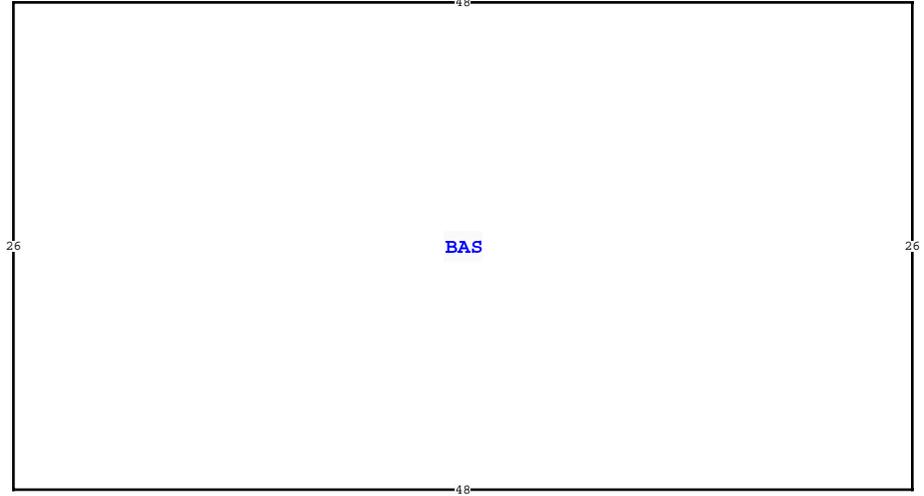
ST JOHN MATTHEW G  
232 SW OSPREY TER  
FORT WHITE, FL 32038

2026

06-7S-17-09925-000

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual Units	01	CONV	100 0 100		
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM				MKT AREA 02	
NEIGHBORHOOD/LOC	6717.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	121,446
TOTALS	1,248			1,248	121,446

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2020									
				Heated Area: 1248				HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			121,446	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			117,370	
TOTAL MARKET VALUE			245,816	
SOH/AGL Deduction			138,731	
ASSESSED VALUE			107,085	
TOTAL EXEMPTION VALUE	HX HB 13		107,085	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			245,816	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			229,962	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38020	M H	612	04/23/2019
22900	M H	340	04/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0427	3/22/2019	WD Q	V		03	42,000
GRANTOR: KATHRYN NIBLACK AS SU						
GRANTEE: MATTHEW G ST JOHN						
1231/0095	3/06/2012	WD U	V	30		100
GRANTOR: JOEL S NIBLACK						
GRANTEE: JOEL S NIBLACK AS T						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BUILDING NOTES				
232 SW OSPREY TER, FORT WHITE				

BUILDING DIMENSIONS	
BAS= W48 S26 E48 N26\$.	

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	10.67	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,370							