(AKA PRCL #6 OLD NIBLACK FARMS U
AS FOLLOWS): COMM AT NW COR OF S
NW1/4 OF SEC 6-7S-17E, RUN S 193

JOHNSON DEANNA G
P O BOX 1023
FORT WHITE, FL 32038

2027

06-7S-17-09925-106

BUILDING CHARACTERISTICS

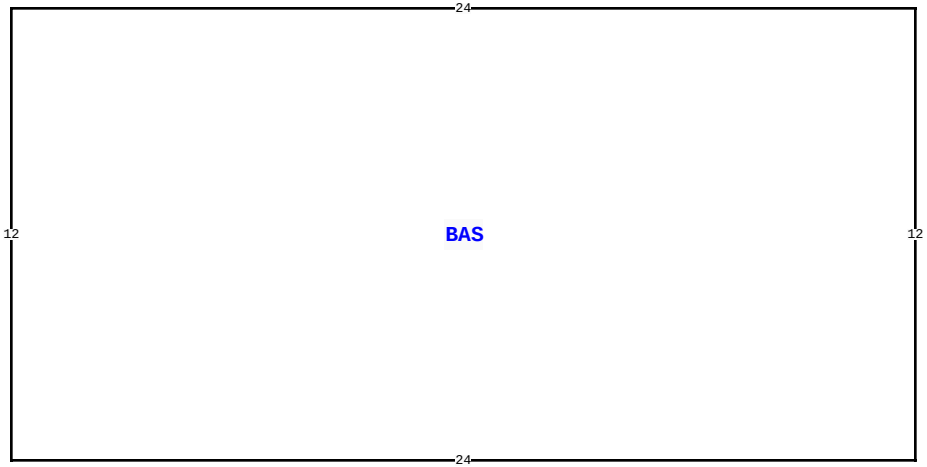
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6717.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	8,273
TOTALS	288			288	8,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	288	54.7200	32.83	9,455	2015	2015	0	0	0	12.50	87.50

2 STRG/CONV 100% - 2017 Heated Area: 288 HX Base Yr 2017



738 SW HERON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,600.00	1,600.00	50	2013	2013	3	50	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	2017	2017	3	50	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		8,273
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		89,144
TOTAL MARKET VALUE		106,117
SOH/AGL Deduction		51,757
ASSESSED VALUE		54,360
TOTAL EXEMPTION VALUE	HX HB	29,360
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21113	M H	125	09/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/2577	8/22/2003	WD	Q	V		32,500

GRANTOR: JOEL S NIBLACK

GRANTEE: DEANNA G JOHNSON (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S12 E24 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	10.13	AC		1.00	1.00	0.80	11,000.00	8,800.00	89,144							

REVIEW DATE 11/07/2017 BY DF Total Acres: 10.13 Total Land Value: 89,144 Market: 0 Agricultural: 0 Common: 89,144 PRINTED 11/17/2026 BY SYS