AKA LOT 7 OLD NIBLACK FARMS UNR
FOLLOWS: COMM AT NW COR OF S1/2
SEC RUN S 51.14 FT, CONT S 505.3

PRICE DANYEL/PRICE MOSE W JR
302 SW CROW TER
FORT WHITE, FL 32038

2027

06-7S-17-09925-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

194 SW CROW TER, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	117,110
SOH/AGL Deduction	0
ASSESSED VALUE	117,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,110
TOTAL JUST VALUE	117,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21807	M H	357	04/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2267	2/28/2025	WD	Q	I	01	180,000
GRANTOR: HAMIL JULIE						
GRANTEE: PRICE DANYEL						
1481/1556	12/15/2022	WD	Q	I	01	119,900
GRANTOR: WOLFE KATHY						
GRANTEE: HAMIL JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 07/17/2025 BY TP Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS