

LOT 8 OLD NIBLACK FARMS UNREC:  
 COMM NW COR OF S1/2 OF NW1/4 &  
 RUN S 51.14 FT TO NE COR OF

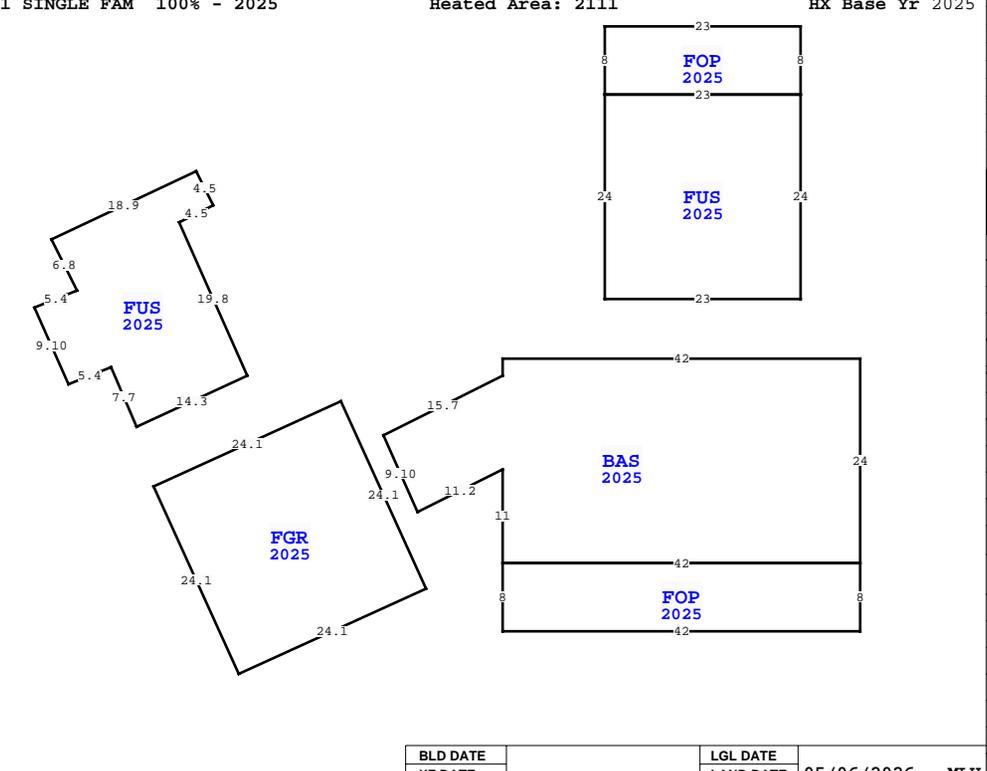
PRICE MOSE W JR/PRICE DANYEL  
 302 SW CROW TER  
 FORT WHITE, FL 32038

**2026**

06-7S-17-09925-108  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,140	100	2025	1,140	150,927
FGR	584	55	2025	321	42,498
FOP	184	30	2025	55	7,281
FOP	336	30	2025	101	13,372
FUS	419	100	2025	419	55,473
FUS	552	100	2025	552	73,081
TOTALS	3,215			2,588	342,632

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 2111					HX Base Yr	2025



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			342,632
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			93,500
TOTAL MARKET VALUE			437,332
SOH/AGL Deduction			192,943
ASSESSED VALUE			244,389
TOTAL EXEMPTION VALUE	HX HB 13	244,389	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			437,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047976	New Residential C	434,000	08/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1418/0001	8/07/2020	WD Q	Q	V	01	48,000
GRANTOR: IDELFONSO G CASTILLO						
GRANTEE: MOSE W PRICE JR & D						
1016/0253	5/21/2004	WD Q	Q	V		37,900
GRANTOR: JOEL S NIBLACK						
GRANTEE: IDELFONSO G CASTILL						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS=[YR=2025;ORIG=10,-11] W42 S2 D7L14 D9R4 U5R10 S11 E42 N24 \$	
FGR=[YR=2025;ORIG=-63,26] U10R22 U22L10 D10L22 D22R10 \$	
FUS=[YR=2025;ORIG=-20,-42] E23 S24 W23 N24 \$	
FUS=[YR=2025;ORIG=-75,-3] U6R13 U18L8 U2R4 U4L2 D8L17 D6R3 D2L5 D9R4 U2R5 D7R3 \$	
FOP=[YR=2025;ORIG=-32,13] S8 E42 N8 W42 \$	
FOP=[YR=2025;ORIG=-20,-50] E23 S8 W23 N8 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 1,200																								
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	0100	C	SFR	100		00	0.00	0.00	10.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	93,500							