

COMM AT SE COR OF NE1/4 OF SW
1/4 OF SEC, RUN N 528.61 FT
FOR POB, CONT N 133 FT, WEST

NIBLACK TRACY
328 NE 45TH TERRACE
GAINESVILLE, FL 32641

2026

07-7S-17-09937-008



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 18,000 SOH/AGL Deduction 4,690 ASSESSED VALUE 13,310 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,310 TOTAL JUST VALUE 18,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 14,000																																																										
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																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1307/0572</td> <td>10/14/2015</td> <td>WD</td> <td>U</td> <td>I</td> <td>30</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: MERDIS NIBLACK</td> </tr> <tr> <td colspan="7">GRANTEE: TRACY NIBLACK</td> </tr> <tr> <td>1307/0555</td> <td>10/14/2015</td> <td>PB</td> <td>U</td> <td>I</td> <td>18</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT (OSCAR)</td> </tr> <tr> <td colspan="7">GRANTEE: MERDIS NIBLACK</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1307/0572	10/14/2015	WD	U	I	30	100	GRANTOR: MERDIS NIBLACK							GRANTEE: TRACY NIBLACK							1307/0555	10/14/2015	PB	U	I	18	100	GRANTOR: CLERK OF COURT (OSCAR)							GRANTEE: MERDIS NIBLACK						
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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																																																														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
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REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/08/2026 BY SYS																																																																														