

S 75.42 FT OF N 528 FT OF W1/2  
OF SE1/4 OF NE1/4 OF SE1/4.  
ORB 451-170, DC 986-1904.

JAMES NICY MAE  
1668 SW SCRUBTOWN RD  
FORT WHITE, FL 32038

2026

08-7S-17-09946-006



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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,591 TOTAL MARKET VALUE 3,591 SOH/AGL Deduction 519 ASSESSED VALUE 3,072 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,072 TOTAL JUST VALUE 3,591 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,793 LAND:1:1: LAND LOCKED											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    											
																				<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      PRICE   											
																				<b>BUILDING NOTES</b>  											
																				<b>BUILDING DIMENSIONS</b>  											
<b>EXTRA FEATURES</b> 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										BLD DATE      LGL DATE XF DATE      LAND DATE      05/08/2026      MLU INC DATE      AG DATE																					
<b>LAND DESCRIPTION</b> 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										<b>TOTAL OB/XF</b> 0																					
1 0000      C      VAC RES      0           A-1      0.00      0.00      0.57      AC      1.00      1.00      0.35      18,000.00      6,300.00      3,591																															
<b>REVIEW DATE</b> 05/08/2026 <b>BY</b> MLU      Total Acres: 0.57      Total Land Value: 3,591      Market: 0      Agricultural: 0      Common: 3,591 <b>PRINTED 05/08/2026 BY SYS</b>																															