AKA LOT 15 CROSS ROADS UNREC:
COMM SE COR OF NW1/4 OF SW1/4, R
FOR POB, CONT E 327.12 FT, N 133

NICHOLS ANDREIA/NICHOLS FAMILY TRUST AGREEMENT
464 SW AMIEL CT APT A
FORT WHITE, FL 32038

2027

12-6S-16-03816-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

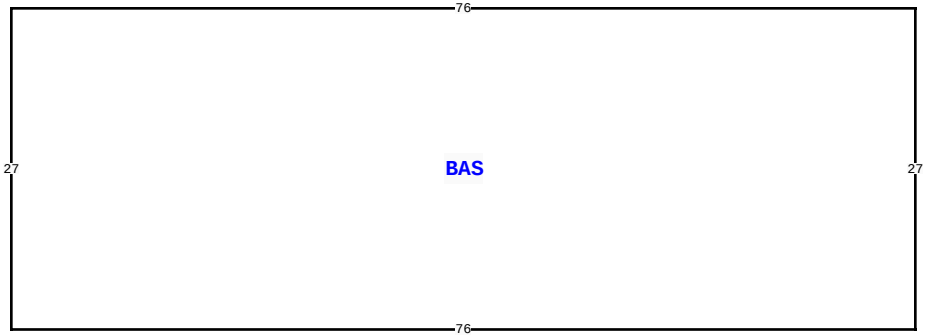
NEIGHBORHOOD/LOC 12616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	157,041
TOTALS	2,052			2,052	157,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	115.9000	107.79	221,185	2012	2012	0	0	0	29.00	71.00

2 MANUF 1 100% - 2017 Heated Area: 2052 HX Base Yr 2017



334 SW EXPLORER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	01/31/2023 SPF

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	0252	LEAN-TO W/	0	100	20	30	600.00	UT	1.50	1.50	70	2010	2010	3	70	630	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,041
TOTAL MARKET OB/XF VALUE		9,630
TOTAL LAND VALUE - MARKET		121,000
TOTAL MARKET VALUE		181,016
SOH/AGL Deduction		86,331
ASSESSED VALUE		94,685
TOTAL EXEMPTION VALUE	HX HB 13	94,685
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32604	M H	375	01/13/2015
18063	M H	125	03/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/2639	1/18/2022	QC	U	I	11	100
GRANTOR: NCIHOLS ANDREIA						
GRANTEE: NICHOLS ANDREIA						
1332/1507	3/10/2017	FJ	U	I	18	0
GRANTOR: CLERK OF COURT (FLEMI						
GRANTEE: ANDREIA NICHOLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,630

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	6200	A	PASTURE 3	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.00 Total Land Value: 14,345 Market: 110,000 Agricultural: 3,345 Common: 11,000 PRINTED 11/17/2026 BY SYS