

COMM NW COR OF NE1/4, RUN S 22.9  
S LINE ICHETUCKNEE RD, E ALONG R  
CONT E 785.95 FT, S 1221.20 FT F

CREWS BRIAN  
373 SW CHOCTAW AVE  
FORT WHITE, FL 32038

**2026**

12-6S-16-03816-311

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UOP	160	25	
UOP	480	25	
TOTALS	2,996		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2017	Heated Area: 2356			HX Base Yr 2017			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			151,304
TOTAL MARKET OB/XF VALUE			11,246
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			176,076
SOH/AGL Deduction			85,397
ASSESSED VALUE			90,679
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			39,268
TOTAL JUST VALUE			272,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050760	Roof Replacement	4,400	09/06/2024
20934	M H	125	07/30/2003
14654	M H	125	10/22/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2541	3/18/2025	QC	U	I	11	100

GRANTOR: NIEDRINGHOUS CHEYANNE  
GRANTEE: CREWS BRIAN  
1321/0681 8/08/2016 WD U I 12 90,000  
GRANTOR: WELLS FARGO BANK NA  
GRANTEE: CHEYANNE NIEDRINGHA

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	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	12	23	1.00	UT	1,600.00	50	1998	1998	3	50	800	
3	0020	BARN,FR	0	100	24	24	576.00	UT	6.50	60	1993	1993	3	60	2,246	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF											
11,246											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 UOP= N12 W40 S12 E40\$ W46 S31 E48 UOP= S10 E16 N10 W16\$ E28 N31\$.											

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	280.00	280.00	2,526							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							