BEG SW COR OF NW1/4 OF SE1/4, E
FT, W 210 FT, S 210 FT TO POB.

MCKENZIE NICOLE
2335 NW 282ND ST
NEWBERRY, FL 32669

2027

13-7S-16-04198-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

331 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	25,300
SOH/AGL Deduction	740
ASSESSED VALUE	24,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,560
TOTAL JUST VALUE	25,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,300

PRMT:1:1: 14X70 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33639	RECONNECT	75	12/18/2015
8059	M H	125	02/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/1096	5/09/2013	WD	U	V	11	100
GRANTOR: CECIL W LINDSEY (SING						
GRANTEE: NICOLE MCKENZIE (SI						
0866/1528	9/28/1998	WD	Q	V	01	100
GRANTOR: RUTH LINDSEY (UNREMAR						
GRANTEE: CECIL W LINDSEY						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0285	SALVAGE	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/16/2026 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS