

COMM NW COR, RUN E 25 FT TO E
R/W LAZY OAK RD, CONT E
3950.69 FT, S 2649.27 FT, W

NAGID ERIC J
206 SW WHISPER DR
FT WHITE, FL 32038

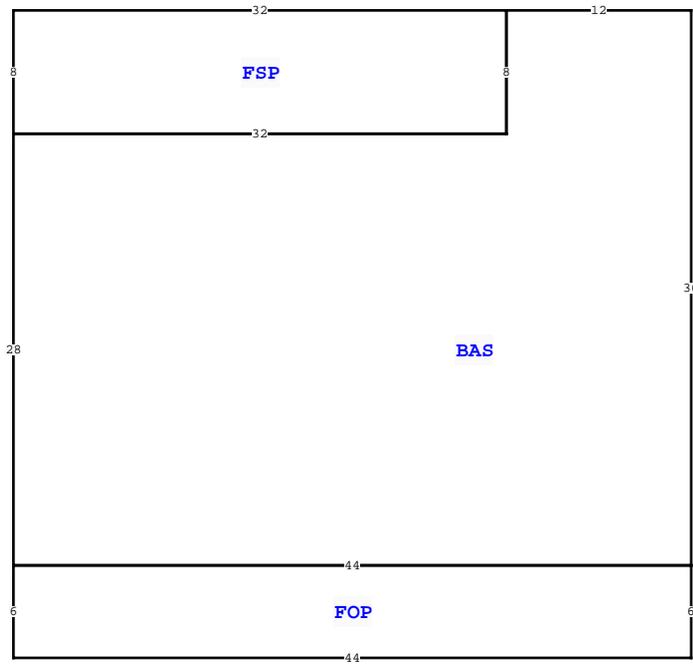
2026

16-6S-16-03832-225



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 80	
Exterior Wall	31	VINYL SID 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	12	HARDWOOD 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,328	100	
FOP	264	30	
FSP	256	40	
TOTALS	1,848		
			1,509
			158,596

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2005									
				Heated Area: 1328				HX Base Yr 2005				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			158,596
TOTAL MARKET OB/XF VALUE			3,904
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			227,500
SOH/AGL Deduction			85,885
ASSESSED VALUE			141,615
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			90,204
TOTAL JUST VALUE			227,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049275	Roof Replacement	12,250	02/23/2024
20826	SFR	243	06/27/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/1452	10/10/2013	QC	U	I	11	100
GRANTOR: STEPHANIE MICHELLE NA						
GRANTEE: ERIC J NAGID						
1267/1853	10/10/2013	QC	U	I	11	100
GRANTOR: STEPHANIE NAGID						
GRANTEE: ERIC NAGID						

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004
2	0252	LEAN-TO W/	0	100	10	16	160.00	UT	2.50	100	2006	2006
3	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	100	2006	2006

TOTAL OB/XF												
3,904												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W12 FSP= W32 S8 E32 N8\$ S8 W32 S28 FOP= S6 E44 N6 W44\$ E44 N36\$.												

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00