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

2027

16-6S-16-03832-225

BUILDING CHARACTERISTICS

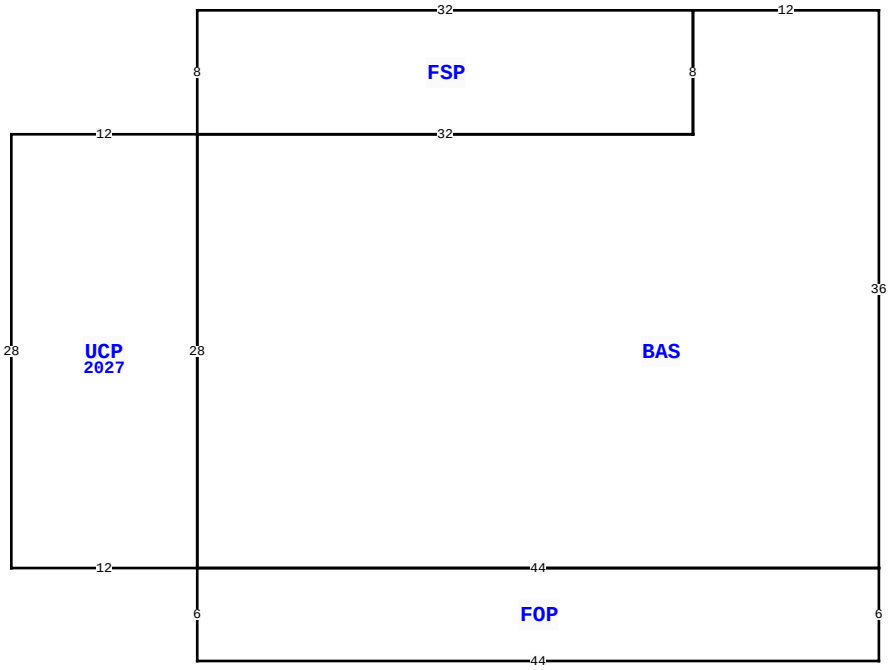
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	137,078
FOP	264	30		79	8,154
FSP	256	40		102	10,529
UCP	336	20	2027	67	6,916
TOTALS	2,184			1,576	162,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	120.3840	132.42	208,694	2004	2004	0	0	0	22.05	77.95

1 SINGLE FAM 100% - 2005 Heated Area: 1328 HX Base Yr 2005



206 SW WHISPER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0252	LEAN-TO W/	0	100	10	16	160.00	UT	2.50	2.50	100	2006	2006	3	100	400	
3	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	100	2006	2006	3	100	2,304	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,677
TOTAL MARKET OB/XF VALUE		3,904
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		231,581
SOH/AGL Deduction		78,802
ASSESSED VALUE		152,779
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,368
TOTAL JUST VALUE		231,581
NCON VALUE		6,916
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,500

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S8 W32 S28 E44 N36 $
FOP=[ORIG=-44,36] S6 E44 N6 W44 $
FSP=[ORIG=-12,0] W32 S8 E32 N8 $
UCP=[YR=2027;ORIG=-56,8] E12 S28 W12 N28 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,904

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.25 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS