NW1/4 OF SW1/4 OF NE1/4 OF SW1/4

898-1058, 1060, WD 1007-2101, CT

MILLER NICOLE
223 SW GRANDPA WAY
FORT WHITE, FL 32038-2739

2027

22-7S-16-04288-003

BUILDING CHARACTERISTICS

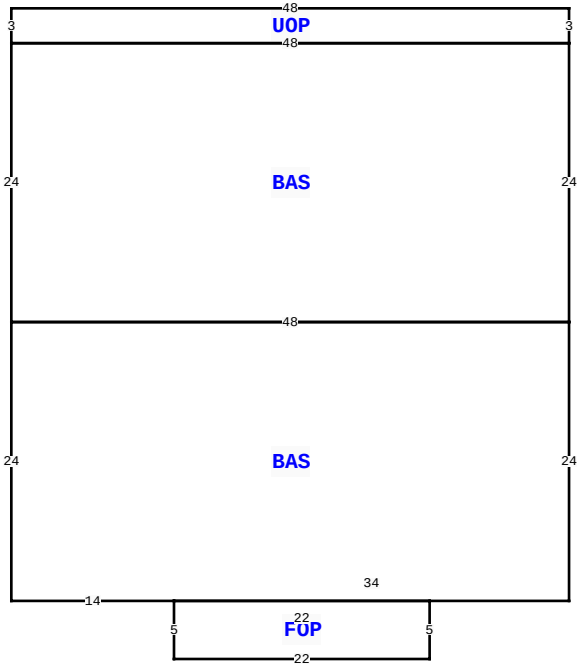
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	91,389
BAS	1,152	100		1,152	91,389
FOP	110	30		33	2,618
UOP	144	20		29	2,301
TOTALS	2,558			2,366	187,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	103.0237	113.33	268,139	2001	2001	0	0	0	30.00	70.00

2 SINGLE FAM 100% - 2021 Heated Area: 2304 HX Base Yr 2021



223 SW GRANDPA WAY, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,697
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		227,897
SOH/AGL Deduction		52,272
ASSESSED VALUE		175,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,214
TOTAL JUST VALUE		227,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,469

BLDG:1:1: NO RP IN FILE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17138	SFR	200	06/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2288	9/17/2020	WD	Q	I	01	165,000
GRANTOR: TIMOTHY GAYLARD						
GRANTEE: NICOLE MILLER						
1320/0097	7/29/2016	WD	U	I	18	91,900
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: TIMOTHY GAYLARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E14 FOP= S5 E22 N5 W22$ E34 N24$ BAS= N24 UOP= N3 W48 S3 E48$ W48 S24 E48$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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			0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS