E1/2 OF E1/2 OF SE1/4 OF SW1/4
(AKA LOT 49 RUM ISLAND RANCHES U

NICO RICHARD D
576 SW FEATHER LN
FORT WHITE, FL 32038

2027

25-7S-16-04321-045

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

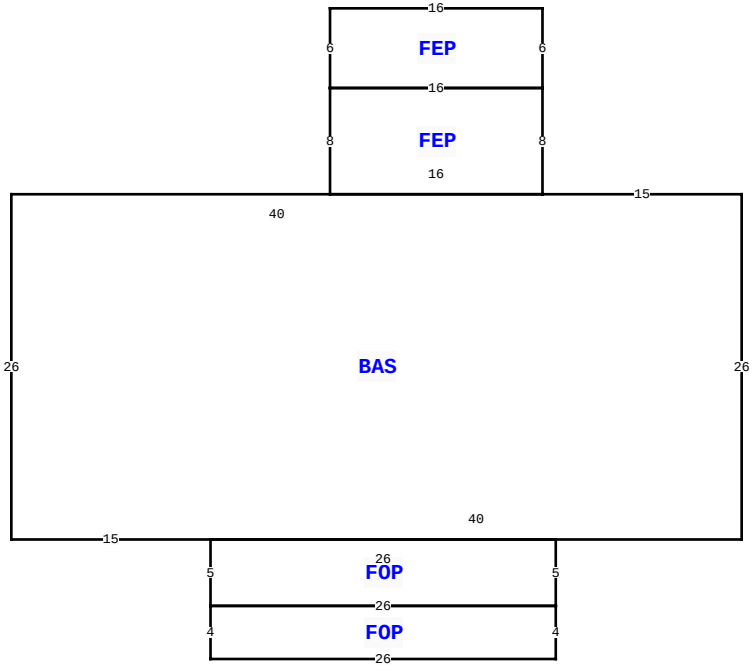
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	113,492
FEP	96	80		77	6,111
FEP	128	80		102	8,095
FOP	104	30		31	2,460
FOP	130	30		39	3,095
TOTALS	1,888			1,679	133,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,679	111.0000	122.10	205,006	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1430 HX Base Yr 2024



576 SW FEATHER LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	100	20	40	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,254
TOTAL MARKET OB/XF VALUE		3,060
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		246,314
SOH/AGL Deduction		42,311
ASSESSED VALUE		204,003
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,592
TOTAL JUST VALUE		246,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,736

LAND:1:1: LOT 49

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27910	ADDN SFR	237	06/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/984	6/11/2025	WD	U	I	11	100
GRANTOR: HAUFLER JESSICA C						
GRANTEE: NICO RICHARD D						
1458/1849	1/24/2022	WD	U	I	11	100
GRANTOR: HAUFLER JESSICA C						
GRANTEE: NICO RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N8 FEP= N6 W16 S6 E16$ W16 S8 E16$W40S26 E15
FOP= S5 FOP= S4 E26 N4 W26$ E26 N5 W26$ E40N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,060

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 07/24/2015 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS