COMM NW COR SEC 19, RUN E 1111.1
ABANDONED SCL RR, SE ALONG R/W T
WITH W R/W BOB-CAT LANE, RUN S 4

NIELAND DAVID/NIELAND HELEN
901 SW CR 138
FT WHITE, FL 32038

2026

30-7S-17-10069-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

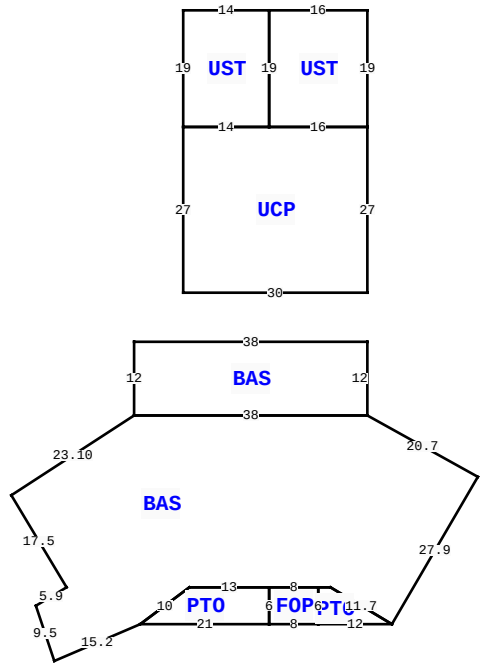
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100		456	41,300
BAS	1,952	100		1,952	176,794
FOP	48	30		14	1,268
PTO	42	5		2	181
PTO	102	5		5	453
UCP	810	20		162	14,672
UST	266	45		120	10,868
UST	304	45		137	12,408
TOTALS	3,980			2,848	257,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,848	110.5440	126.02	358,905	2000	2000	0	0	0	28.13	71.87

1 SINGLE FAM 100% - 2012 Heated Area: 2408 HX Base Yr 2012



901 SW COUNTY ROAD 138 , FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		257,945
TOTAL MARKET OB/XF VALUE		5,172
TOTAL LAND VALUE - MARKET		100,100
TOTAL MARKET VALUE		363,217
SOH/AGL Deduction		139,303
ASSESSED VALUE		223,914
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,503
TOTAL JUST VALUE		363,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,653

PRMT:1:1: TRVL TRL

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042418	Roof Replacement	4,500	07/27/2021
16713	SFR	330	03/08/2000
16104	M H	75	10/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1220/1082	8/29/2011	WD	U	I	38	164,000
GRANTOR: JEANNE M TERRELL						
GRANTEE: DAVID & HELEN NIELA						
0881/1565	5/27/1999	WD	Q	V		33,000
GRANTOR: MCDOWELL'S						
GRANTEE: TERRELL'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W38 S12 E38$ BAS= W38 L20 D13 D15 R9 L5 D3 D9 R3 R14 U6 PTO= E21 N6 W13 L8 D6 $ U6 R8 E13 FOP= S6 E8 N6 W8 $ E8 PTO= S6 E12 U6 L10 W2$ E2 R10 D6 R14 U24 U10 L18 $ PTR= N20 UCP= N27 UST= N19 W16 S19 E16$ W16 UST= N19 W14 S19 E14$ W14 S27 E30$ S20$.

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	2000	2000	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	3,000	
3	0251	LEAN TO W/	0	100	12	27	324.00	UT	3.00	3.00	100	2000	2000	3	100	972	

LAND DESCRIPTION

TOTAL OB/XF 5,172

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	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							

REVIEW DATE 01/30/2018 BY DF Total Acres: 10.01 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 05/08/2026 BY SYS