

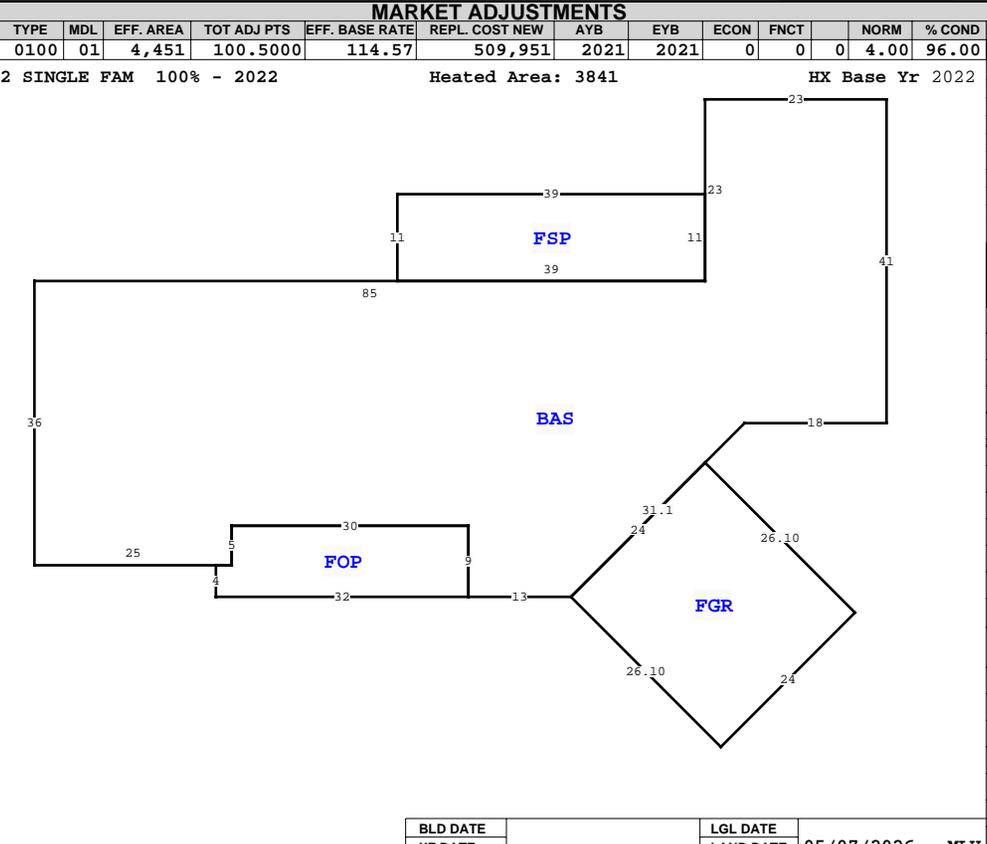
COMM AT THE SW COR OF SW1/4, RUN TO A PT ON N R/W OF WILSON SPRIN 736.02 FT TO POB, CONT N ALONG W

NICEWONGER JOHN/NICEWONGER MELANIE 1845 SW WILSON SPRINGS RD FORT WHITE, FL 32038-6953

2026

32-6S-16-04016-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAR NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,841	100	
FGR	646	55	
FOP	278	30	
FSP	429	40	
TOTALS	5,194		
		4,451	489,553



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			489,553
TOTAL MARKET OB/XF VALUE			44,732
TOTAL LAND VALUE - MARKET			148,485
TOTAL MARKET VALUE			551,279
SOH/AGL Deduction			118,158
ASSESSED VALUE			433,121
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			381,710
TOTAL JUST VALUE			682,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			627,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041745	Solar Power Syste	38,633	04/15/2021
000041718	Screen Enclosure	12,500	04/12/2021
000041701	Swimming Pool and	47,000	04/08/2021
40602	SFR	0	09/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1913	7/25/2018	WD Q	Q	V	01	69,000
GRANTOR: MICHAEL W & LISA G DA						
GRANTEE: JOHN & MELANIE NICE						
0959/2375	8/02/2002	WD Q	Q	V		75,200
GRANTOR: JAMES CRAPPS						
GRANTEE: MICHAEL & LISA DAVI						

L N	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	0280	POOL R/CON	0	100	17	30	UT	70.00	70.00	100	2022	2021		93	33,201	
2	0282	POOL ENCL	0	100	25	41	UT	15.00	15.00	100	2022	2021		75	11,531	
TOTAL OB/XF 44,732																

BUILDING NOTES	
BAS=[ORIG=90,19] W23 S23 W85 S36 E25 N5 E30 S9 E13 U22R22 E18 N41 \$	
FGR=[ORIG=67,65] D17L17 D19R19 U17R17 U19L19 \$	
FSP=[ORIG=28,31] E39 S11 W39 N11 \$	
FOP=[ORIG=37,82] N9 W30 S5 W2 S4 E32 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=90,19] W23 S23 W85 S36 E25 N5 E30 S9 E13 U22R22 E18 N41 \$	
FGR=[ORIG=67,65] D17L17 D19R19 U17R17 U19L19 \$	
FSP=[ORIG=28,31] E39 S11 W39 N11 \$	
FOP=[ORIG=37,82] N9 W30 S5 W2 S4 E32 \$	

LAND DESCRIPTION		TOTAL OB/XF 44,732																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	22.46	AC		1.00	1.00	1.00	445.00	445.00	9,994							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	22.46	AC		1.00	1.00	0.90	7,000.00	6,300.00	141,485							