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

2027

32-6S-16-04016-002

BUILDING CHARACTERISTICS

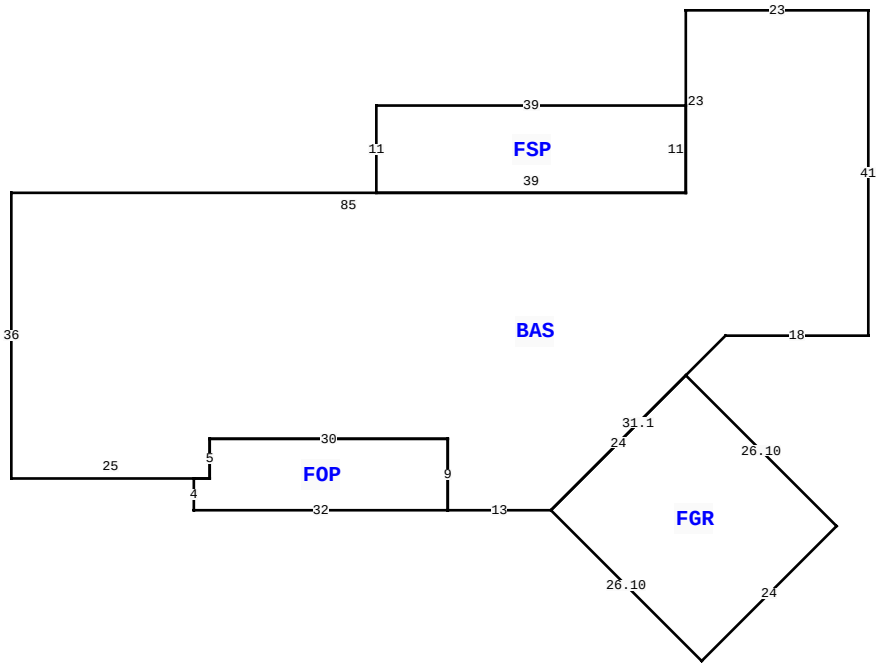
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,841	100		3,841	407,638
FGR	646	55		355	37,675
FOP	278	30		83	8,809
FSP	429	40		172	18,254
TOTALS	5,194			4,451	472,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,451	100.5000	110.55	492,058	2021	2021	0	0	0	4.00	96.00

2 SINGLE FAM 100% - 2022 Heated Area: 3841 HX Base Yr 2022



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

1845 SW WILSON SPRINGS RD, FORT WHITE

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	0280	POOL R/CON	0	100	17	30	510.00	UT	70.00	70.00	100	2022	2021		93	33,201	
2	0282	POOL ENCL	0	100	25	41	1,025.00	UT	15.00	15.00	100	2022	2021		75	11,531	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		472,376
TOTAL MARKET OB/XF VALUE		44,732
TOTAL LAND VALUE - MARKET		148,485
TOTAL MARKET VALUE		534,102
SOH/AGL Deduction		88,287
ASSESSED VALUE		445,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		394,404
TOTAL JUST VALUE		665,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		674,182

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	V	01	69,000
GRANTOR: MICHAEL W & LISA G DA						
GRANTEE: JOHN & MELANIE NICE						
0959/2375	8/02/2002	WD	Q	V		75,200
GRANTOR: JAMES CRAPPS						
GRANTEE: MICHAEL & LISA DAVI						

BUILDING NOTES

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

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					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							

REVIEW DATE 06/17/2026 BY AJ Total Acres: 22.46 Total Land Value: 16,994 Market: 141,485 Agricultural: 9,994 Common: 7,000 PRINTED 11/17/2026 BY SYS