BEG SW COR OF NW1/4 OF NW1/4, RU
N 427.06 FT, W 604.31 FT, S 427.
AKA LOTS 4 & 5 & COMM SE COR OF

THE NICHOLS FAMILY REVOCABLE TRUST AGREEMENT DATED
P O BOX 249
LOWELL, FL 32663-0249

2026

33-6S-16-04024-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

424 SW AMIEL CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,180
TOTAL LAND VALUE - MARKET	69,320
TOTAL MARKET VALUE	25,618
SOH/AGL Deduction	1,089
ASSESSED VALUE	24,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,529
TOTAL JUST VALUE	82,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,500

BLDG:2:1: SKY MH (RP'D-ROBERT R ROBERTS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27711	M H	295	03/25/2009
13210	M H	125	10/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1082	11/22/2021	QC	U	I	11	100
GRANTOR: NICHOLS THOMAS JR						
GRANTEE: THE NICHOLS FAMILY						
1233/1877	4/23/2012	WD	U	V	37	6,500
GRANTOR: J RILEY NEEDHAM INC						
GRANTEE: THOMAS JR & EVELYN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	40	40	1,600.00	UT	2.50	2.50	100	2006	2006	3	100	4,000	
2	0294	SHED WOOD/	0	0	12	28	336.00	UT	5.00	5.00	100	2009	2009	3	100	1,680	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,180

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	9901	C	AC/XFOB	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,500.00	10,500.00	10,500							
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.92	AC		1.00	1.00	1.00	280.00	280.00	1,938							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	6.92	AC		1.00	1.00	1.00	8,500.00	8,500.00	58,820							

REVIEW DATE 06/15/2015 BY DF Total Acres: 7.92 Total Land Value: 12,438 Market: 58,820 Agricultural: 1,938 Common: 10,500 PRINTED 06/10/2026 BY SYS