LOTS 156, 157 & 158, UNIT 18 THR
ESTATES.

HICKMAN CHARLES H
604 SW NEBRASKA TERRACE
FORT WHITE, FL 32038-9632

2026

00-00-00-01135-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

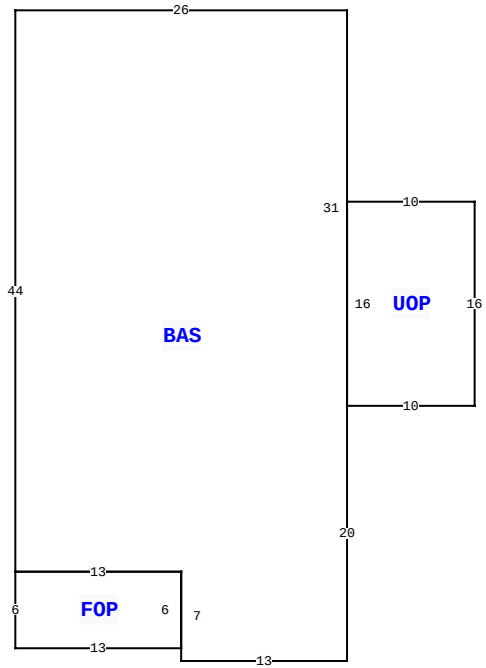
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,235	100		1,235	45,576
FOP	78	35		27	996
UOP	160	25		40	1,476
TOTALS	1,473			1,302	48,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,302	113.9000	68.34	88,979	2007	2007	0	0	0	46.00	54.00

1 MOBILE HME 100% - 2000 Heated Area: 1235 HX Base Yr 2000



604 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,049
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		103,249
SOH/AGL Deduction		39,992
ASSESSED VALUE		63,257
TOTAL EXEMPTION VALUE	HX HB	38,257
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052172	Roof Replacement	5,980	01/28/2025
28500	M H	375	04/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0859/2399	5/20/1998	WD	Q	V	02	21,000
GRANTOR: GROVES						
GRANTEE: HICKMAN						
0723/0777	6/11/1990	WD	Q	V		11,000
GRANTOR: CLARENCE ALLEN						
GRANTEE: GRANT GROVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S44 FOP= S6 E13 N6 W13$ E13 S7 E13 N20 UOP= E10 N16 W10 S16$ N31$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	0200	C	MBL HM	100		A-1	300.00	400.00	3.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	45,900							

REVIEW DATE 01/11/2016 BY DF Total Acres: 2.75 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 10/08/2025 BY SYS