THE W 192 FT OF THE S 520 FT
OF THE NW1/4 OF NE1/4.

THOMPSON ROBERT G
P O BOX 190
FT WHITE, FL 32038-0190

2026

06-7S-16-04146-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

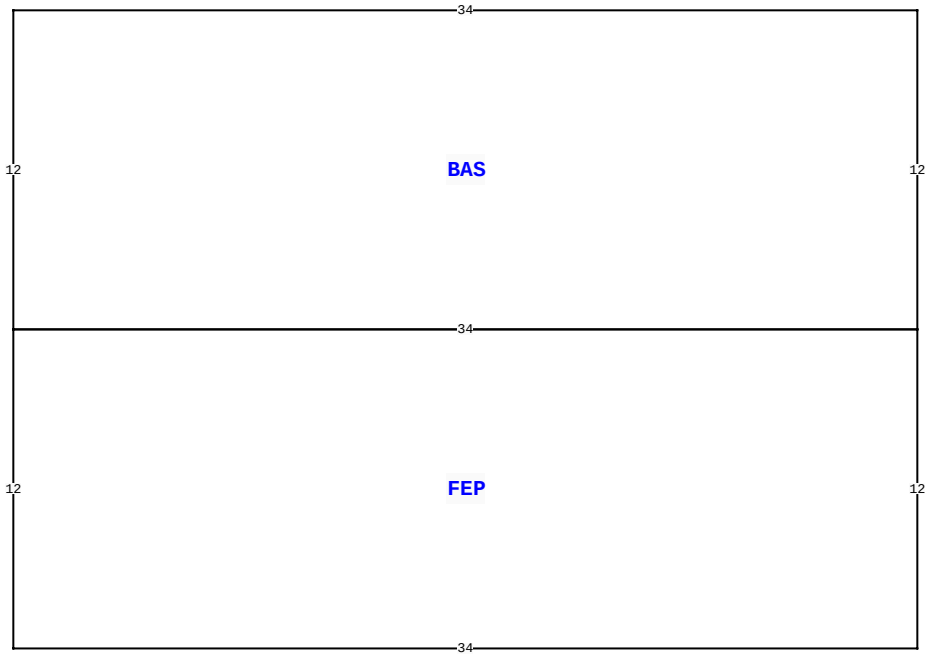
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	10,712
FEP	408	85		347	9,111
TOTALS	816			755	19,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	755	109.4000	65.64	49,558	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 408 HX Base Yr 2002



346 SW NICE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,823
TOTAL MARKET OB/XF VALUE		8,086
TOTAL LAND VALUE - MARKET		28,854
TOTAL MARKET VALUE		56,763
SOH/AGL Deduction		21,944
ASSESSED VALUE		34,819
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,819
TOTAL JUST VALUE		56,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9282	M H	125	01/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0788/1394	3/31/1994	QC	Q	V	01	0
GRANTOR: WILLIAM T YOUNGERMAN						
GRANTEE: ROBERT G THOMPSON						
0577/0452	11/01/1985	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S12 FEP= S12 E34 N12 W34$ E34 N12$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0255	MBL HOME S	0	100	34	8	272.00	UT	1.00	1.00	100	2008	2008	3	100	272	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	7	34	238.00	UT	3.00	3.00	100	2008	2008	3	100	714	

LAND DESCRIPTION

TOTAL OB/XF 8,086

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	0.00	0.00	2.29	AC		1.00	1.00	0.90	14,000.00	12,600.00	28,854							

REVIEW DATE 06/24/2015 BY TW Total Acres: 2.29 Total Land Value: 28,854 Market: 0 Agricultural: 0 Common: 28,854 PRINTED 11/07/2025 BY SYS