AKA LOT 27 TUSTENUGGEE PLANTATIO
NE COR, RUN W 659.27 FT FOR POB,
FT, S 662.16 FT, E 659.47 FT, N

ALDERSON NICOLE
223 SW SNAPDRAGON WAY
FORT WHITE, FL 32038

2026

13-6S-16-09696-127

BUILDING CHARACTERISTICS

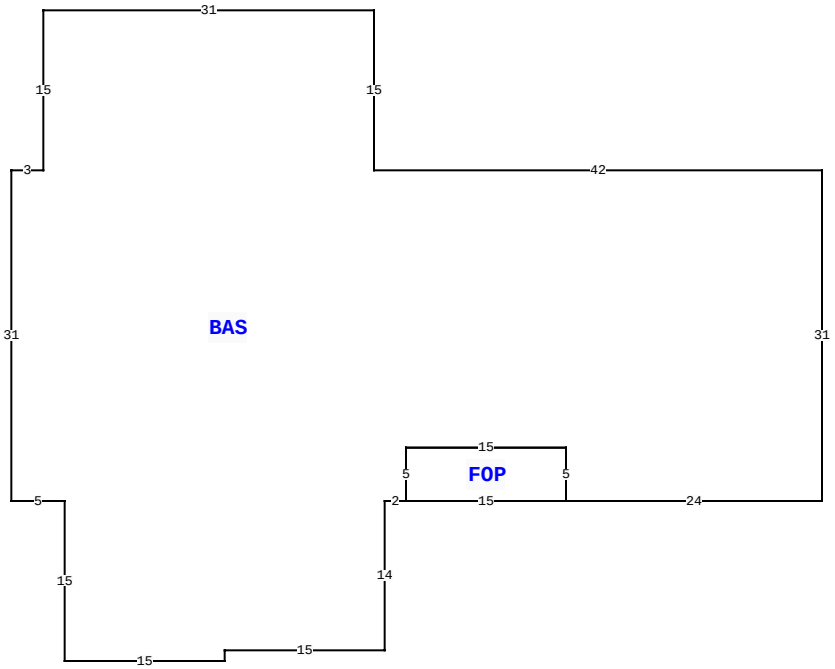
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,181	100		3,181	188,969
FOP	75	35		26	1,544
TOTALS	3,256			3,207	190,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	3,207	114.9000	108.01	346,388	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 3181 HX Base Yr 2015



223 SW SNAPDRAGON WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,513
TOTAL MARKET OB/XF VALUE		17,572
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		303,085
SOH/AGL Deduction		140,413
ASSESSED VALUE		162,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,950
TOTAL JUST VALUE		303,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048815	Electrical Servic	0	12/08/2023
24240	M H	419	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1372/1570	11/07/2018	QC	U	I	11	100
GRANTOR: JESSE C ALDERSON						
GRANTEE: NICOLE ALDERSON						
1286/0304	12/09/2014	WD	U	I	12	68,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: NICOLE ALDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 N15 W31 S15 W3 S31 E5 S15 E15 N1 E15 N14 E2 FOP= E15 N5 W15 S5$ N5 E15 S5 E24 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	0296	SHED METAL	0	100	12	16	192.00	UT	7.00	7.00	50	2006	2006	3	50	672	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	2,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
5	0060	CARPORT F	0	100	30	20	600.00	UT	3.50	3.50	50	2010	2010	3	50	1,050	
6	0060	CARPORT F	0	100	36	50	1,800.00	UT	6.50	6.50	50	2010	2010	3	50	5,850	

LAND DESCRIPTION

TOTAL OB/XF 17,572

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 12/14/2023 BY TW Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/19/2025 BY SYS