COMM NW COR OF SEC, RUN E 25 FT
OAK RD,CONT E 815.61 FT, S 3792.
RUN E 761.35 FT TO ITS INTERS WI

CLARK NICKI J
286 SW HENDERSON TER
FORT WHITE, FL 32038

2026

16-6S-16-03832-214

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

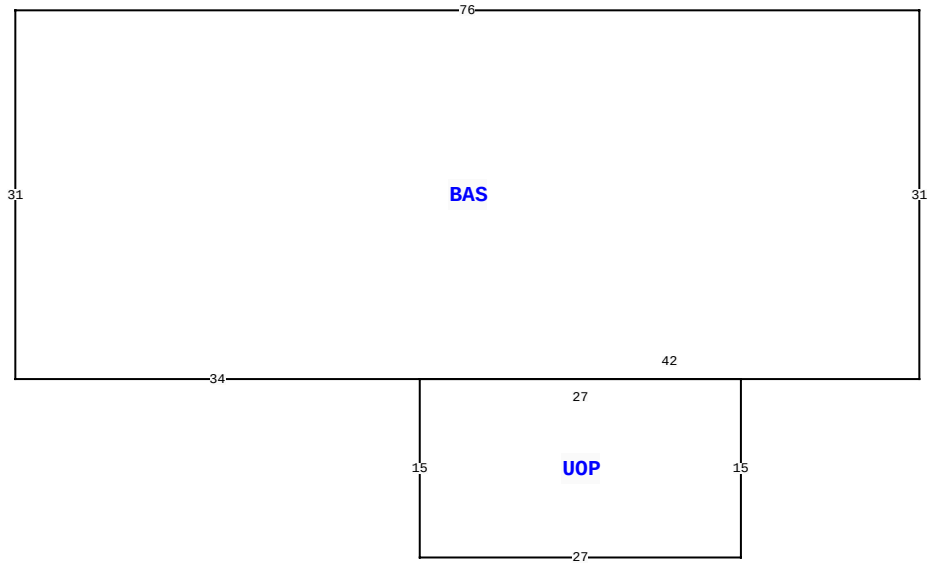
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	138,741
UOP	405	25		101	5,948
TOTALS	2,761			2,457	144,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,457	113.9000	107.07	263,071	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 2356 HX Base Yr 2021



286 SW HENDERSON TER, 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		144,689
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		206,689
SOH/AGL Deduction		86,783
ASSESSED VALUE		119,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,184
TOTAL JUST VALUE		206,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20298	M H	125	01/06/2003
19989	TR/TRAILER	75	09/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1227	12/29/2020	QC	U	I	11	100
GRANTOR: KRAFT ROBERT W`						
GRANTEE: CLARK NICKI J						
1426/811	12/10/2020	QC	U	I	11	100
GRANTOR: CLARK NICKI J						
GRANTEE: CLARK NICKI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E34 UOP= S15 E27 N15 W27$ E42 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/27/2015 BY TW Total Acres: 5.15 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 09/30/2025 BY SYS