LOT 14 TUSTENUGGEE PLANTATIONS U
COMM NE COR, RUN W 1300.56 FT, S
FOR POB, CONT S 662.15 FT, W 657

BARBER CHRISTOPHER D/BARBER GINGER L
178 SW POINSETTA CT
FORT WHITE, FL 32038

2026

18-6S-17-09696-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

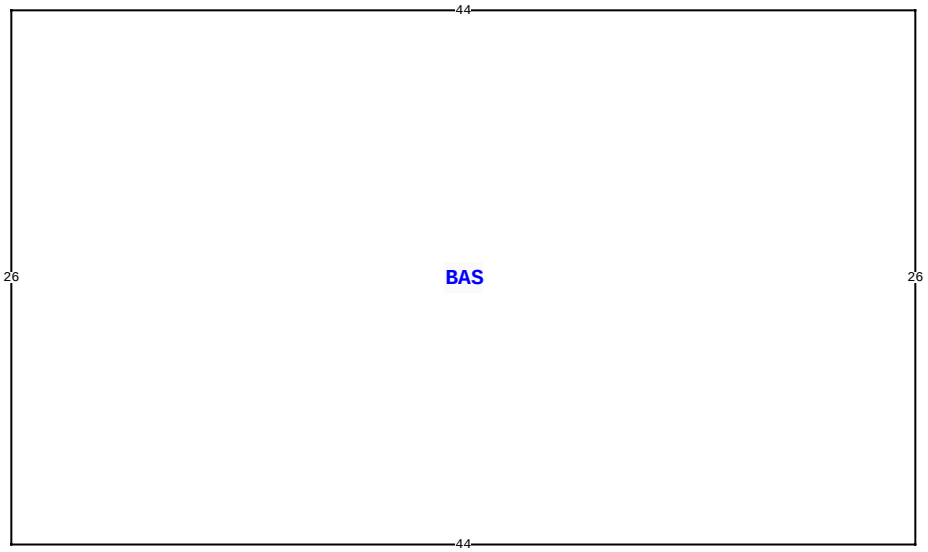
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	68,237
TOTALS	1,144			1,144	68,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	01	1,144	111.8000	108.45	124,067	2005	2005	0	0	0	45.00	55.00

1 MODULAR 2 100% - 2021 Heated Area: 1144 HX Base Yr 2021



178 SW POINSETTA 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		68,237
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		177,037
SOH/AGL Deduction		51,651
ASSESSED VALUE		125,386
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,664
TOTAL JUST VALUE		177,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23021	M H	340	04/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1049	4/23/2020	WD	Q	I	01	165,000
GRANTOR: RICHARD W NICHOLAS &						
GRANTEE: CHRISTOPHER D & GIN						
1329/0659	1/12/2017	WD	Q	I	01	105,000
GRANTOR: NICHOLAS E SVIR						
GRANTEE: RICHARD W NICHOLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	0201	C	MOD HOME	100					10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 10/16/2017 BY BC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/19/2025 BY SYS