COMM SE COR OF SEC, RUN N 1921.4
RUN W 1060.92 FT, S 40 FT, W 273
FT, E 1335.72 FT, S 393.12 FT TO

NICKERSON ANDREW J/NICKERSON MARGARET
2740 SW CENTERVILLE AVE
FT WHITE, AL 32038

2026

20-6S-16-03898-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

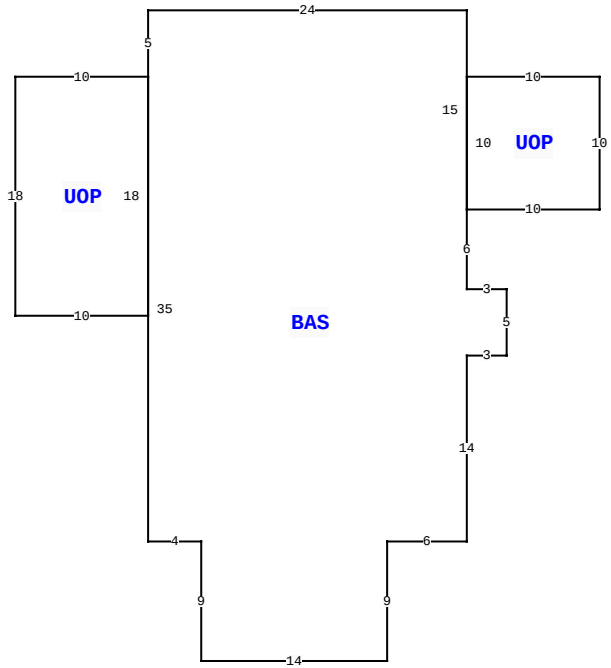
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,101	100		1,101	54,836
UOP	100	25		25	1,245
UOP	180	25		45	2,241
TOTALS	1,381			1,171	58,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	1,171	101.2320	83.01	97,205	1992	1992	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 2023 Heated Area: 1101 HX Base Yr 2023



2740 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,323
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		110,880
TOTAL MARKET VALUE		183,003
SOH/AGL Deduction		8,832
ASSESSED VALUE		174,171
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		118,449
TOTAL JUST VALUE		183,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,003

SALE:3:1: AG LAND / 11.17 AC @ $985 PER ACRE.

SALE:2:1: #.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0725	7/24/2020	QC	U	I	30	100

GRANTOR: ANDREW J NICKERSON

GRANTEE: ANDREW J & MARGARET

1287/0438	12/23/2014	WD	Q	I	01	119,000

GRANTOR: NATION ALLEN RICHARD

GRANTEE: ANDREW J & JEANNIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S5 UOP= W10 S18 E10 N18$ S35 E4 S9 E14 N9 E6 N14 E3 N5 W3 N6 UOP= E10 N10 W10 S10$ N15$.

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	20	20	400.00	UT	1.50	1.50	100	1994	1994	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0210	GARAGE U	0	100	26	24	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000	

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	101,880							

REVIEW DATE 06/03/2015 BY DF Total Acres: 12.32 Total Land Value: 110,880 Market: 0 Agricultural: 0 Common: 110,880 PRINTED 11/07/2025 BY SYS