

COMM NE COR, RUN S 2658.81 FT,
W 567 FT, S 2594.57 FT, W
392.50 FT FOR POB, CONT W

NUTT BARBARA GUSTIN
413 SW UNITY COURT
FORT WHITE, FL 32038

2025

24-7S-16-04317-139



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		02
NEIGHBORHOOD/LOC	24716.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,934	100
UOP	240	25
UOP	324	25

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0190	FPLC PF
2	0021	BARN,FR AE
3	0031	BARN,MT AE
4	0169	FENCE/WOOD

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0200	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,075	113.9000	68.34	141,806	1995	1995	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2016 Heated Area: 1934 HX Base Yr 2016											
413 SW UNITY CT, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,200.00	100	1995	1995	3	100	1,200	
13.00	100	1995	1995	3	100	10,764	
12.00	100	1995	1995	3	100	19,008	
0.00	100	2015	2015	3	100	400	

TOTAL OB/XF		
31,372		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		56,722	
TOTAL MARKET OB/XF VALUE		31,372	
TOTAL LAND VALUE - MARKET		19,800	
TOTAL MARKET VALUE		107,894	
SOH/AGL Deduction		34,415	
ASSESSED VALUE		73,479	
TOTAL EXEMPTION VALUE		HX HB 48,479	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		107,894	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,714	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0698	7/16/2019	LE U	I	I	14	100
GRANTOR: LENA M WARD (ENH LIFE)						
GRANTEE: ROBERT B WARD & LEN						
1295/0052	5/19/2015	WD U	I	I	11	100
GRANTOR: ROBERT BRIAN & LENA M						
GRANTEE: BARBARA GUSTIN NUTT						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS= W60 UOP= W12 S27 E12 N27\$ S27 E1 S14 E23 N2 UOP= E20 N12 W20 S12\$ N12E2 N1 E8 S1 E26 N27\$.		