LOT 6 FAIRVIEW EST S/D.
ORB 746-811, 858-2005,

PLETCHER BONNIE
119 SW NANTUCKETT PL
FORT WHITE, FL 32038

2026

26-7S-16-04323-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

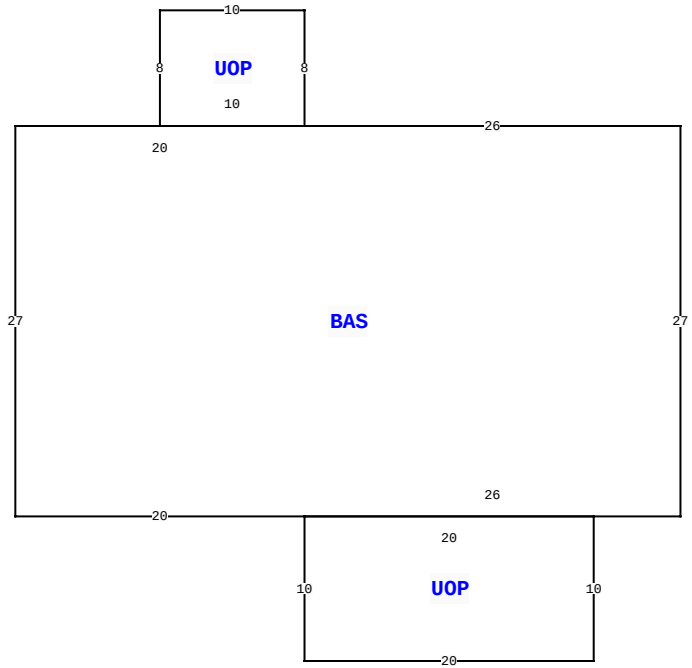
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100		1,242	33,951
UOP	80	25		20	547
UOP	200	25		50	1,367
TOTALS	1,522			1,312	35,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	113.9000	68.34	89,662	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1242 HX Base Yr 1999



292 SW NORMANDY DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,865
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		69,565
SOH/AGL Deduction		28,324
ASSESSED VALUE		41,241
TOTAL EXEMPTION VALUE	HX HB WX DX SX	41,241
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14021	M H	125	05/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0858/2005	5/14/1998	WD	Q	V	03	6,200
GRANTOR: NEAL						
GRANTEE: PLETCHER						
0746/0811	4/11/1991	QC	Q	V	03	6,500
GRANTOR: JAMES NEAL						
GRANTEE: VINCE NEAL						

BUILDING NOTES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	1998	1998	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS

BAS= W26 UOP= N8 W10 S8 E10$ W20 S27 E20 UOP= S10 E20 N10 W20$ E26 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	25,000.00	25,000.00	25,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.19 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS