LOT 10 FAIRVIEW ESTATES S/D.
663-158, 737-001, 780-322, 801-1

WOOTEN FRANCIS T
261 SW NANTUCKETT PL
FORT WHITE, FL 32038

2026

26-7S-16-04323-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

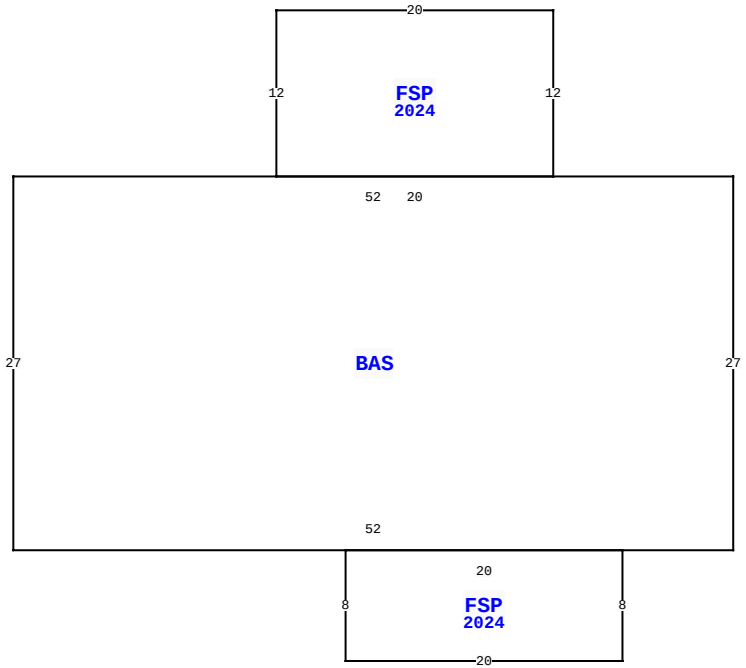
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	123,860
FSP	160	40	2024	64	5,646
FSP	240	40	2024	96	8,469
TOTALS	1,804			1,564	137,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,564	118.8000	111.67	174,652	1996	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2025



261 SW NANTUCKETT PL, 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		137,975
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		172,975
SOH/AGL Deduction		0
ASSESSED VALUE		172,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,253
TOTAL JUST VALUE		172,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,215

SALE:4:1: LOT 10, FAIRVIEW ESTATES
SALE:3:1: $.70 STAMPS
SALE:2:1: LOT 10 FAIRWAY VIEW ESTATES
XFOB:1:1: CONC ID#046933N1926 DEED ORB 780-322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12498	M H	125	05/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/1516	2/19/2024	WD	Q	I	01	210,000
GRANTOR: THE ROSE FAMILY REALI						
GRANTEE: WOOTEN FRANCIS T						
1485/2472	1/10/2023	QC	U	I	11	100
GRANTOR: ROSE JAMES H						
GRANTEE: THE ROSE FAMILY REA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-5,8] W52 S27 E52 N27 $
FSP=[YR=2024;ORIG=-38,8] N12 E20 S12 W20 $
FSP=[YR=2024;ORIG=-13,35] S8 W20 N8 E20 $
.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	25,000.00	25,000.00	25,000							

REVIEW DATE 03/06/2024 BY TP Total Acres: 1.27 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2025 BY SYS