

POSTEMA JOHN/POSTEMA CHRISTIE
331 SW NANTUCKET PL
FORT WHITE, FL 32038

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	31	0200	02	2,280	113.9000	93.40	212,952	2005	2005	0	0	0	45.00	55.00																	
Roof Structure	03	1 MANUF 1 0% - 2025										Heated Area: 2280										HX Base Yr									
Roof Cover	03																														
Interior Wall	05																														
Interior Floor	14																														
Interior Floor	08																														
Air Condition	03																														
Heating Type	04																														
Bedrooms																															
Bathrooms																															
Stories	1.																														
Architectural Units	01																														
Condition Adj	03																														
Kitchen Adjus	01																														
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	2,280	100		2,280	117,124																										
TOTALS		2,280			2,280	117,124																									
EXTRA FEATURES										231 SW NANTUCKETT PL, FORT WHITE																					
L N	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	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200																
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300																
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
4	0030	BARN, MT	0	0	0	1.00	UT	18,750.00	18,750.00	100	2026	2025		100	18,750																
5	0081	DECKING WI	0	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800																
6	0081	DECKING WI	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500																