LOT 22 FAIRVIEW ESTATES S/D.

459-370, 463-346, 621-519, 784-0

GEARY IZABEL
436 SW NANTUCKET PL
FORT WHITE, FL 32038

2026

26-7S-16-04323-022

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	13	LAM/VNLPLK 100
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

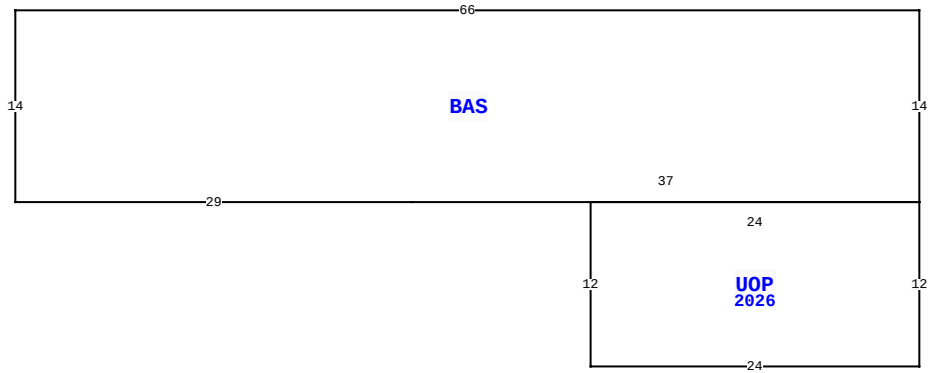
NEIGHBORHOOD/LOC 26716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	56,370
UOP	288	25	2026	72	4,392
TOTALS	1,212			996	60,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	996	118.0000	110.92	110,476	1996	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 924 HX Base Yr



436 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	60,762
TOTAL MARKET OB/XF VALUE	7,240
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	93,002
SOH/AGL Deduction	0
ASSESSED VALUE	93,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,002
TOTAL JUST VALUE	93,002
NCON VALUE	4,392
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10779	M H	125	02/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1367	6/20/2025	WD	Q	I	01	140,000
GRANTOR: CLETTA RICHARD						
GRANTEE: GEARY IZABEL						
1526/2259	11/04/2024	QC	U	I	11	100
GRANTOR: CLETTA RANDI JEANNIE						
GRANTEE: CLETTA RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E29 E37 N14 $
UOP=[YR=2026;ORIG=0,14] S12 W24 N12 E24 $
.

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	0294	SHED WOOD/	0	0	8	16	128.00	UT	7.50	7.50	25	1996	1996	3	25	240	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	0		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 08/04/2025 BY TP Total Acres: 1.41 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS