LOT 24 FAIRVIEW EST S/D.

461-102, 581-542, 588-677, 753-7

NELSON JULIE ANNE
2811 SW ARCHER RD D24
GAINESVILLE, FL 32608

2026

26-7S-16-04323-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

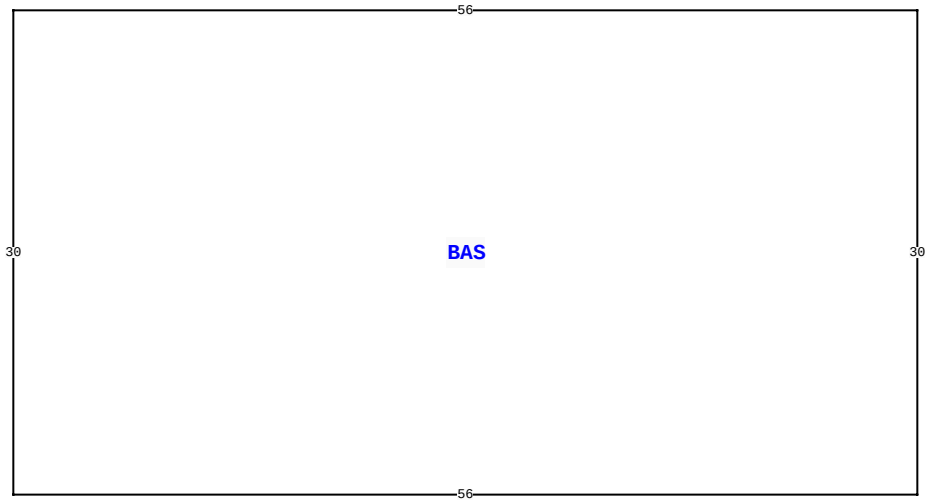
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,680	100		1,680	102,407
TOTALS	1,680			1,680	102,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	117.9000	110.83	186,194	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1680 HX Base Yr



382 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	102,407
TOTAL MARKET OB/XF VALUE	11,692
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	139,099
SOH/AGL Deduction	8,106
ASSESSED VALUE	130,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,993
TOTAL JUST VALUE	139,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,099

SALE:1:1: OWNS ADJACENT LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24678	M H	348	06/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2573	10/02/2025	WD	Q	I	01	126,600

GRANTOR: BROOKER NATALIE M

GRANTEE: NELSON JULIE ANNE

1389/2511	7/26/2019	QC	U	I	11	100

GRANTOR: NATALIE M BROOKER F/N

GRANTEE: NATALIE M & BRIAN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E56 N30$.

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	12	24	288.00	UT	9.00	9.00	100	2006	2006	3	100	2,592	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 11,692

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 01/14/2019 BY DF Total Acres: 1.41 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS