LOT 25 FAIRVIEW ESTATES S/D.
465 211, 763-964, 792-1209, 792-

O'NEAIL REGINA NELL/NIFFENEGGER ROBERT
346 SW NANTUCKETT PL
FORT WHITE, FL 32038

2026

26-7S-16-04323-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

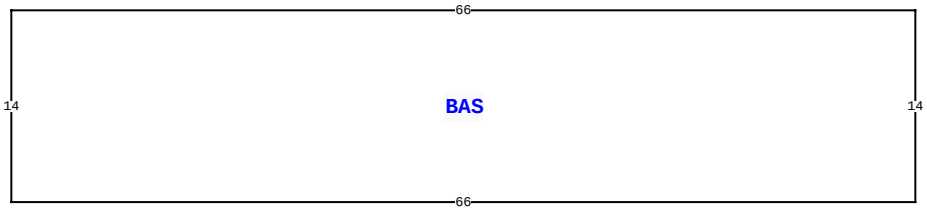
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	924	100		924	54,413
TOTALS	924			924	54,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	113.9000	107.07	98,933	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 924 HX Base Yr 2006



346 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		54,413
TOTAL MARKET OB/XF VALUE		8,550
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		87,963
SOH/AGL Deduction		45,269
ASSESSED VALUE		42,694
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,694
TOTAL JUST VALUE		87,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,963

SALE:1:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17287	M H	125	08/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0996/1892	10/03/2003	WD	Q	I		48,000
GRANTOR: ELIZABETH W FARMER						
GRANTEE: REGINA NELL O'NEAIL						
0907/1576	7/31/2000	WD	Q	V		10,000
GRANTOR: LESTER'S						
GRANTEE: E FARMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	100	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,550

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: 1.41 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS