LOT 33 PARKER WOODS S/D.
784-38, 824-838, PB 1417-716, WD

STEWART ROBERT/STEWART TERESA
620 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2026

36-6S-16-04076-133

BUILDING CHARACTERISTICS

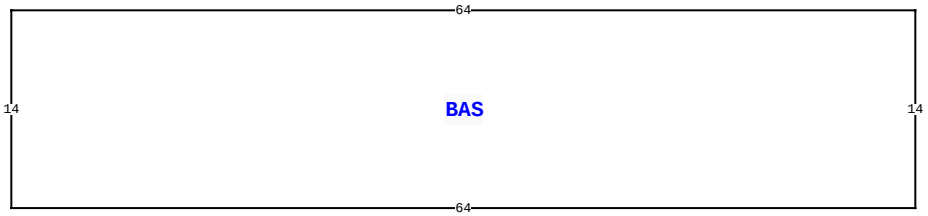
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	21,852
TOTALS	896			896	21,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	101.6100	60.97	54,629	1997	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 896 HX Base Yr



580 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	05/23/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,852
TOTAL MARKET OB/XF VALUE	7,290
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	50,562
SOH/AGL Deduction	3,703
ASSESSED VALUE	46,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,859
TOTAL JUST VALUE	59,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,142

XFOB:1:1: 1994 HORT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11710	PUMP/UTPOL	125	09/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1422/0186	10/02/2020	WD	U	I	37	25,000
GRANTOR: ADAM GRIFFY						
GRANTEE: ROBERT & TERESA STE						
1422/0185	9/16/2020	WD	U	I	11	100
GRANTOR: PARKER LAND CO						
GRANTEE: ADAM GRIFFY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 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	0296	SHED METAL	0	0	8	12	96.00	UT	5.00	5.00	50	1996	1996	3	50	240	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	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 7,290

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	0102	C	SFR/MH	0		00	0.00	0.00	3.50	AC		1.00	1.00	0.60	10,000.00	6,000.00	21,000							
2	6200	A	PASTURE 3	0					1.50	AC		1.00	1.00	1.00	280.00	280.00	420							
3	9910	M	MKT.VAL.AG	0					1.50	AC		1.00	1.00	0.60	10,000.00	6,000.00	9,000							

REVIEW DATE 06/25/2015 BY DF Total Acres: 5.00 Total Land Value: 21,420 Market: 9,000 Agricultural: 420 Common: 21,000 PRINTED 10/03/2025 BY SYS