LOT 34 PARKER WOODS S/D.
894-1141, WD 1013-227, WD 1050-2

CHAFFEE JOSEPH/AUGUSTINO KRISTIE
498 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2026

36-6S-16-04076-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

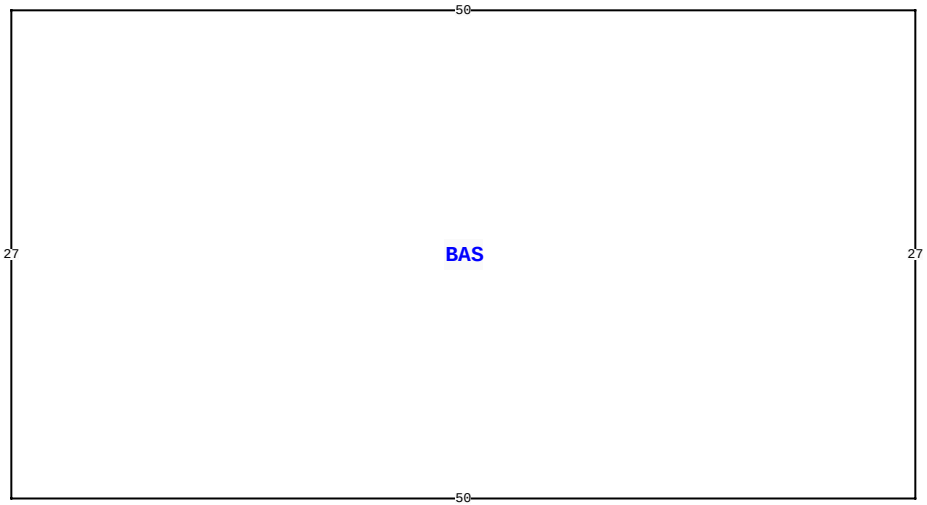
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	36616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	80,896
TOTALS	1,350			1,350	80,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,350	115.9000	108.95	147,082	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1350 HX Base Yr



498 SW OLD NIBLACK AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,895
TOTAL MARKET OB/XF VALUE	8,740
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	139,635
SOH/AGL Deduction	3,090
ASSESSED VALUE	136,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,545
TOTAL JUST VALUE	139,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15757	M H	125	07/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/2477	3/24/2025	WD	Q	I	01	240,000
GRANTOR: NEWTH KRISTI A						
GRANTEE: CHAFFEE JOSEPH						
1499/673	9/21/2023	QC	U	I	11	100
GRANTOR: NEWTH KRISTI A						
GRANTEE: NEWTH KRISTI A						

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	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	50	1999	1999	3	50	540	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S27 E50 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,740

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 07/18/2025 BY TP Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS