

PERKINS ETHAN T/POPE HAILEY A
446 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

36-6S-16-04076-136

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103VINYL SID 100
GABLE/HIP 100

Roof Cover
Interior Wall

1205MODULAR MT 100
DRYWALL 100

Interior Floo
Air Condition

1303LAM/VNLPLK 100
CENTRAL 100

Heating Type
Bedrooms

0403AIR DUCTED 100
3 100

Bathrooms
Stories

2 100
1. 1. 100

Architectual
Units

0101CONV 100
0 100

Condition Adj
Kitchen Adjus

0303100
0101100

Quality

0505

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

36616.0201.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,2961001,296112,602

UOP60252023151,304

TOTALS

1,3561,311113,905

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

19945Well/Sept0001.00UT7,000.007,000.0010031007,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10000CVAC RES0RSF/MH0.000.002.00AC1.001.001.0015,000.0015,000.0030,000

REVIEW DATE05/29/2024BYME

Total Acres: 2.00Total Land Value: 30,000Market: 0Agricultural: 0Common: 30,000PRINTED 10/03/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0201021,311117.0000109.98144,184199820150021.0079.00

1 MANUF 10% - 2025Heated Area: 1296HX Base YrBASUOP 2023

446 SW OLD NIBLACK AVE, FORT WHITE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/07/2025MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE113,905

TOTAL MARKET OB/XF VALUE7,000

TOTAL LAND VALUE - MARKET30,000

TOTAL MARKET VALUE150,905

SOH/AGL Deduction0

ASSESSED VALUE150,905

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE150,905

TOTAL JUST VALUE150,905

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE155,231

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1515/2565/20/2024WD Q Q I 01188,000

GRANTOR:AFS HOMES, LLC

GRANTEE:PERKINS ETHAN T

1346/23638/31/2017WD U I I 11100

GRANTOR:PHILLIP ALFORD JR

GRANTEE:AFS HOMES, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S27 E48 N27 \$
UOP=[YR=2023;ORIG=-20,27] S6 E10 N6 W10 \$
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