LOT 37 PARKER WOODS S/D.
WD 1019-2770, WD 1149-677, QC 14

CLARK JENNIE
272 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2026

36-6S-16-04076-137

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

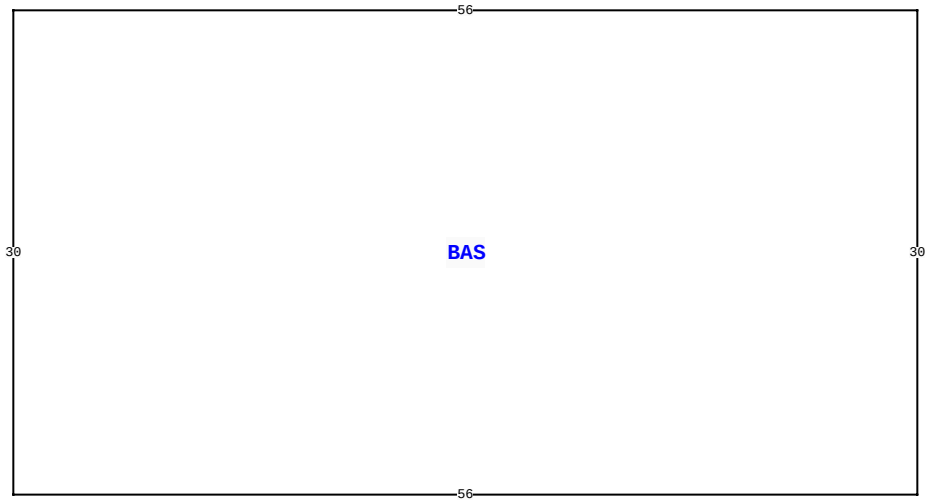
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	185,863
TOTALS	1,680			1,680	185,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,680	115.5000	118.96	199,853	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 1680 HX Base Yr 2022



272 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		185,863
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		242,863
SOH/AGL Deduction		53,795
ASSESSED VALUE		189,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,346
TOTAL JUST VALUE		242,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40378	M H	0	08/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1607	12/14/2020	QC	U	I	11	100
GRANTOR: FREEDOWM MOBILE HOME						
GRANTEE: CLARK JENNIE						
1411/2110	5/14/2020	WD	Q	V	03	24,000
GRANTOR: WILLIAM R SPEICHER						
GRANTEE: JENNIE CLARK & FREE						

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		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 10/02/2020 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS