LOT 40 PARKER WOODS S/D.

ORB 863-1839, 890-1761 & WD

FARNBACH GRADY LEE
281 SW OLD NIBLACK AVE
FT WHITE, FL 32038-2327

2026

36-6S-16-04076-140

BUILDING CHARACTERISTICS

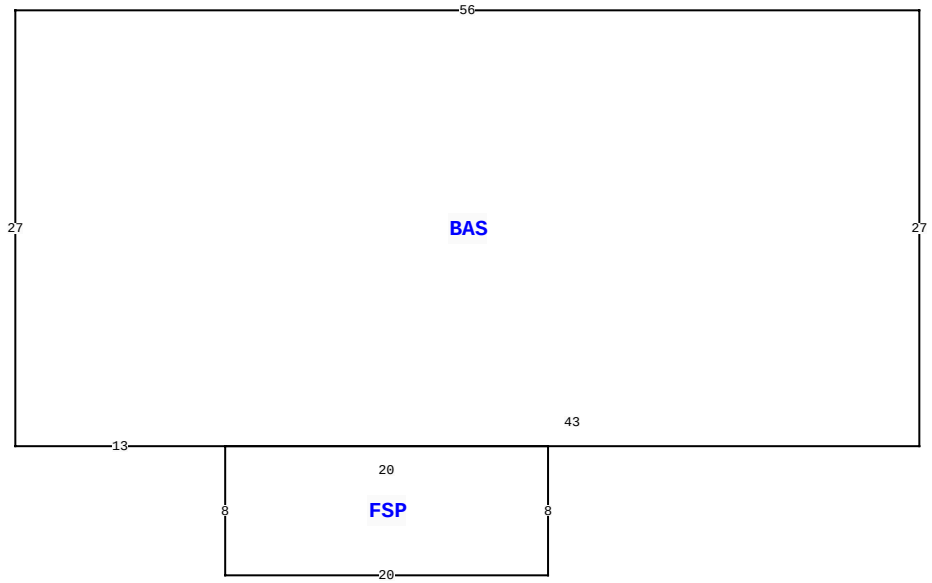
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
FSP	160	40		64	3,769
TOTALS	1,672			1,576	92,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,576	113.9000	107.07	168,742	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1512 HX Base Yr 2014



281 SW OLD NIBLACK AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,808
TOTAL MARKET OB/XF VALUE		9,610
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		152,418
SOH/AGL Deduction		75,772
ASSESSED VALUE		76,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,924
TOTAL JUST VALUE		152,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15188	M H	125	03/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/0650	12/12/2012	WD	Q	I	01	75,000
GRANTOR: K MCCAUGHAN						
GRANTEE: GRADY LEE FARNBACH						
0890/1761	7/28/1999	QC	Q	I	01	100
GRANTOR: J MCCAUGHAN						
GRANTEE: K MCCAUGHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E13 FSP= S8 E20 N8 W20$ E43 N27$.

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	0294	SHED WOOD/	0	100	10	14	140.00	UT	5.00	5.00	100	1999	1999	3	100	700	
2	0070	CARPORT UF	0	100	14	30	420.00	UT	3.00	3.00	100	1999	1999	3	100	1,260	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 9,610

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 06/25/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS