W 600 FT OF S 231 FT OF SE1/4 OF
& WEST 600 FT OF N 132 FT OF NE1
OF 1-7S-16E.

**LEE ROGER GLEN**
663 SW NIBLACK AVE
FORT WHITE, FL 32038

# 2026

**36-6S-16-04102-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |

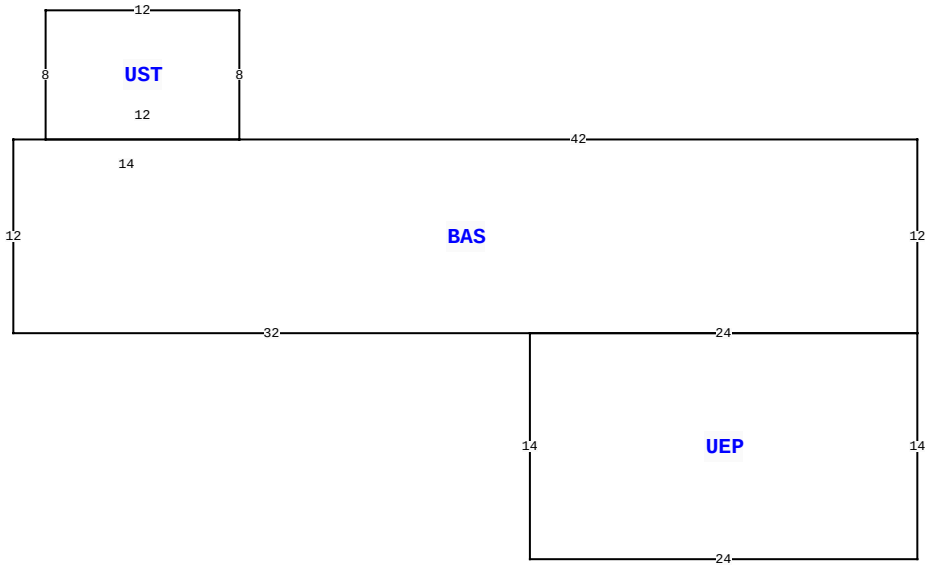
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 36616.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 11,169 |
| UEP | 336 | 70 | | 235 | 3,906 |
| UST | 96 | 45 | | 43 | 715 |
| TOTALS | 1,104 | | | 950 | 15,789 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 950 | 69.2550 | 41.55 | 39,472 | 1969 | 1969 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2002 Heated Area: 672 HX Base Yr 2002




663 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 | | 15,789 |
| TOTAL MARKET OB/XF VALUE | | 7,920 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 73,709 |
| SOH/AGL Deduction | | 45,114 |
| ASSESSED VALUE | | 28,595 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 3,595 |
| TOTAL JUST VALUE | | 73,709 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 73,709 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1419/2140 | 9/18/2020 | LE | U | I | 14 | 100 |
| GRANTOR: ROGER GLEN LEE (ENH L | | | | | | |
| GRANTEE: KARLA KRISTINE LEE | | | | | | |
| 0915/1036 | 11/28/2000 | WD | Q | V | | 30,000 |
| GRANTOR: DON & DIANA ARD | | | | | | |
| GRANTEE: ROGER & PORTIA LEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 UST= N8 W12 S8 E12$ W14 S12 E32 UEP= S14 E24 N14 W24$ E24 N12$.

## 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 | 0040 | BARN,POLE | 0 | 100 | 23 | 32 | 736.00 | UT | 2.50 | 2.50 | 50 | 2001 | 2001 | 3 | 50 | 920 | |
| 2 | 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 7,920

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,000 | | | | | | | |

REVIEW DATE 06/29/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/14/2025 BY SYS