COMM SW COR OF SEC, E 1257.24 FT
17.07 FT, N 671.46 FT FOR POB, C
N 671.46 FT, W 650.03 FT, S 671.

CASE JERRY SCOTT
235 SW NUTHATCH CT
FORT WHITE, FL 32038

# 2027

07-6S-17-09621-415

## BUILDING CHARACTERISTICS

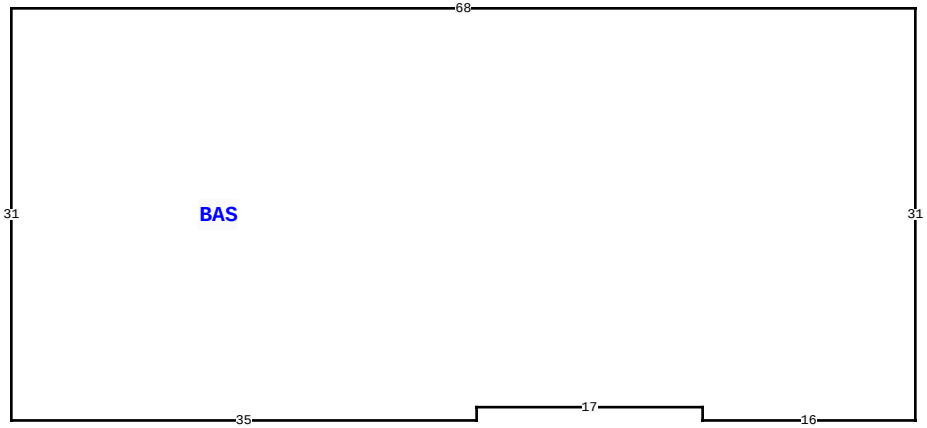
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 7617.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,091 | 100 | | 2,091 | 123,964 |
| TOTALS | 2,091 | | | 2,091 | 123,964 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,091 | 115.9000 | 107.79 | 225,389 | 2004 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2005 Heated Area: 2091 HX Base Yr 2005




235 SW NUTHATCH CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 800 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 30 | 34 | 1,020.00 | UT | 3.50 | 3.50 | 100 | 2013 | 2013 | 3 | 100 | 3,570 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,964 |
| TOTAL MARKET OB/XF VALUE | | 12,570 |
| TOTAL LAND VALUE - MARKET | | 110,220 |
| TOTAL MARKET VALUE | | 246,754 |
| SOH/AGL Deduction | | 151,848 |
| ASSESSED VALUE | | 94,906 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 43,495 |
| TOTAL JUST VALUE | | 246,754 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 248,088 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053319 | Roof Replacement | 14,900 | 06/05/2025 |
| 22086 | M H | 304 | 07/16/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1515/198 | 5/17/2024 | LE | U | I | 14 | 287,000 |
| GRANTOR: HATCHITT LINDA L (LIF | | | | | | |
| GRANTEE: CASE JERRY SCOTT (R | | | | | | |
| 1014/2237 | 4/24/2004 | QC | Q | V | 06 | 100 |
| GRANTOR: LARRY & LINDA HATCHIT | | | | | | |
| GRANTEE: LARRY L & LINDA HAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W68 S31 E35 N1 E17 S1 E16 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 12,570

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 9.02 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 99,220 | | | | | | | |

REVIEW DATE 06/23/2025 BY chuck Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS