

AKA LOT 27 TUSTENUGGEE PLANTATIO
NE COR, RUN W 659.27 FT FOR POB,
FT, S 662.16 FT, E 659.47 FT, N

ALDERSON NICOLE
223 SW SNAPDRAGON WAY
FORT WHITE, FL 32038

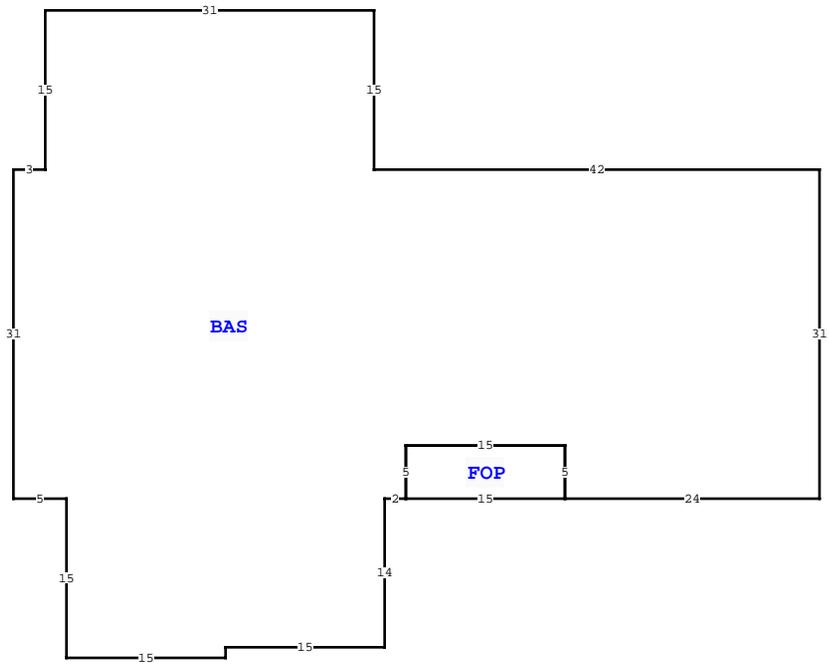
2026

13-6S-16-09696-127



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	18617.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,181	100	
FOP	75	35	
TOTALS	3,256		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	2015								
					Heated Area: 3181			HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			194,553	
TOTAL MARKET OB/XF VALUE			17,572	
TOTAL LAND VALUE - MARKET			110,000	
TOTAL MARKET VALUE			322,125	
SOH/AGL Deduction			159,927	
ASSESSED VALUE			162,198	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			110,787	
TOTAL JUST VALUE			322,125	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			303,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048815	Electrical Servic	0	12/08/2023
24240	M H	419	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/1570	11/07/2018	QC	U	I	11	100

GRANTOR: JESSE C ALDERSON
GRANTEE: NICOLE ALDERSON

1286/0304	12/09/2014	WD	U	I	12	68,000
GRANTOR: FEDERAL HOME LOAN MOR GRANTEE: NICOLE ALDERSON						

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

BUILDING NOTES	
BAS= W42 N15 W31 S15 W3 S31 E5 S15 E15 N1 E15 N14 E2 FOP= E15 N5 W15 S5\$ N5 E15 S5 E24 N31\$.	

EXTRA FEATURES																	
L N	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	0296	SHED METAL	0	100	12	16	192.00	UT	7.00	7.00	50	2006	2006	3	50	672	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	2,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
5	0060	CARPORT F	0	100	30	20	600.00	UT	3.50	3.50	50	2010	2010	3	50	1,050	
6	0060	CARPORT F	0	100	36	50	1,800.00	UT	6.50	6.50	50	2010	2010	3	50	5,850	
													TOTAL OB/XF		17,572		

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			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	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000								