

COMM NW COR OF SEC, RUN E 25 FT
 OAK RD, CONT E 815.61 FT, S 3792.
 RUN E 761.35 FT TO ITS INTERS WI

CLARK NICKI J
 286 SW HENDERSON TER
 FORT WHITE, FL 32038

2026

16-6S-16-03832-214

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 Floor	14	CARPET	90		
Interior Floor	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	16616.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,683
UOP	405	25		101	6,074
TOTALS	2,761			2,457	147,756

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%	- 2021	Heated Area: 2356		HX Base Yr 2021				

76

31

34

42

27

15

15

27

UOP

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		147,756	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		219,756	
SOH/AGL Deduction		100,199	
ASSESSED VALUE		119,557	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		68,146	
TOTAL JUST VALUE		219,756	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20298	M H	125	01/06/2003
19989	TR/TRAILER	75	09/24/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1227	12/29/2020	QC	U	I	11	100
GRANTOR: KRAFT ROBERT W						
GRANTEE: CLARK NICKI J						
1426/811	12/10/2020	QC	U	I	11	100
GRANTOR: CLARK NICKI J						
GRANTEE: CLARK NICKI J						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
286 SW HENDERSON TER, FORT WHITE		05/07/2026		MLU									

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E34 UOP= S15 E27 N15 W27\$ E42 N31\$.	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							