

COMM SE COR OF SEC, RUN N 1921.4
 RUN W 1060.92 FT, S 40 FT, W 273
 FT, E 1335.72 FT, S 393.12 FT TO

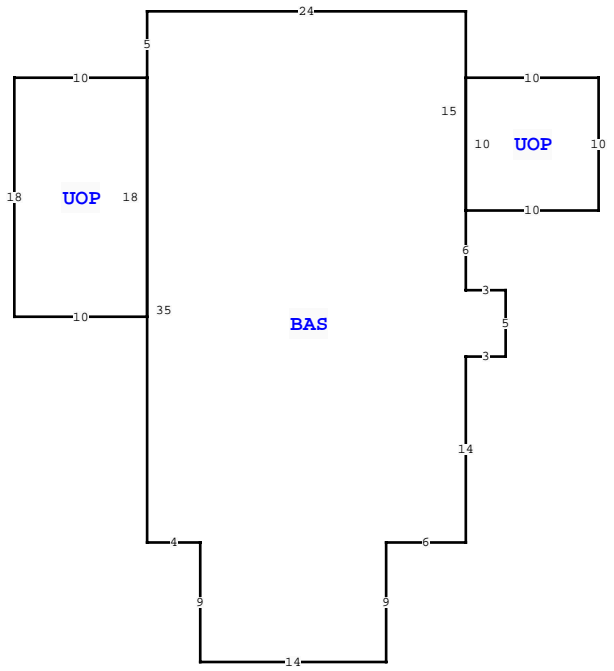
NICKERSON ANDREW J/NICKERSON MARGARET
 2740 SW CENTERVILLE AVE
 FT WHITE, AL 32038

2026

20-6S-16-03898-000


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
05	AVERAGE 100		
03	GABLE/HIP 100		
14	PREFIN MT 100		
05	DRYWALL 100		
12	HARDWOOD 80		
14	CARPET 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
2	100		
2	100		
1.	1. 100		
01	CONV 100		
02	02 100		
01	01 100		
04	04		
0200	MOBILE HOME		
02			
20616.00	1.00/		
BAS	1,101	100	1,101
UOP	100	25	25
UOP	180	25	45
TOTALS	1,381		1,171

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0101	02	1,171	101.2320	83.01	97,205	1992	1992	0	0	40.00	60.00		
1 SFR/MH CON 100% - 2023 Heated Area: 1101 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				58,323		
TOTAL MARKET OB/XF VALUE				21,616		
TOTAL LAND VALUE - MARKET				110,880		
TOTAL MARKET VALUE				190,819		
SOH/AGL Deduction				9,339		
ASSESSED VALUE				181,480		
TOTAL EXEMPTION VALUE				HX HB VX 56,411		
BASE TAXABLE VALUE				125,069		
TOTAL JUST VALUE				190,819		
NCON VALUE				7,816		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				183,003		
SALE:3:1: AG LAND / 11.17 AC @ \$985 PER ACRE.						
SALE:2:1: #.60 STAMPS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0725	7/24/2020	QC	U	I	30	100
GRANTOR: ANDREW J NICKERSON						
GRANTEE: ANDREW J & MARGARET						
1287/0438	12/23/2014	WD	Q	I	01	119,000
GRANTOR: NATION ALLEN RICHARD						
GRANTEE: ANDREW J & JEANNIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W24 S5 UOP= W10 S18 E10 N18\$ S35 E4 S9 E14 N9 E6 N14 E3 N5 W3 N6 UOP= E10 N10 W10 S10\$ N15\$.						

EXTRA FEATURES														2740 SW CENTERVILLE AVE, FORT WHITE		
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	0166	CONC,PAVMT	0	100	20	20	400.00	UT	1.50	1.50	100	1994	1994	3	100	600
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200
4	0210	GARAGE U	0	100	26	24	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000
5	0040	BARN,POLE	0	100	24	46	1.00	UT	4,416.00	4,416.00	100	2026	2025		100	4,416
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2026	2025		100	1,600
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800
TOTAL OB/XF 21,616																

LAND DESCRIPTION														TOTAL OB/XF 21,616										
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	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	101,880							