

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

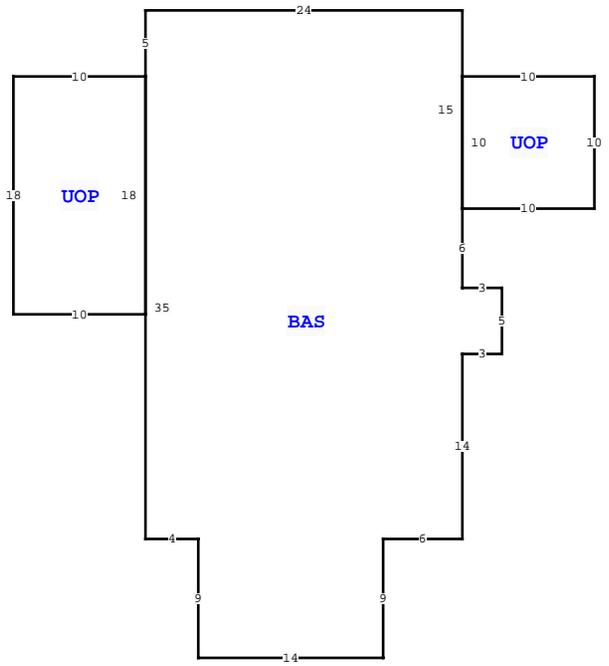
NICKERSON ANDREW J/NICKERSON MARGARET
 2740 SW CENTERVILLE AVE
 FT WHITE, AL 32038

2026

20-6S-16-03898-000

ELEMENT		CD	CONSTRUCTION
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	2	100	
Bathrooms	2	100	
Stories	1.	1. 100	
Architectural	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	20616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,101	100	
UOP	100	25	
UOP	180	25	
TOTALS	1,381		

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	85.03	99,570	1992	1992	0	0	40.00	60.00
1 SFR/MH CON 100% - 2023 Heated Area: 1101 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			59,742
TOTAL MARKET OB/XF VALUE			13,800
TOTAL LAND VALUE - MARKET			110,880
TOTAL MARKET VALUE			184,422
SOH/AGL Deduction			10,758
ASSESSED VALUE			173,664
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			117,253
TOTAL JUST VALUE			184,422
NCON VALUE			0
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						

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	0166	CONC, PAVMT	0	100	20	20		400.00	UT	1.50			3	100	600
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00			3	100	7,000
3	0190	FPLC PF	0	100	0	0		1.00	UT	1,200.00			3	100	1,200
4	0210	GARAGE U	0	100	26	24		1.00	UT	0.00			3	100	5,000

TOTAL OB/XF											
13,800											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/07/2026								
INC DATE		AG DATE	MLU								

BUILDING NOTES											
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\$.											

LAND DESCRIPTION																								
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							