S1/2 OF SE1/4 OF SE1/4 OF NW1/4.
ORB 418-186, PROB # 98-130-CP 86

SMITH GAIREL K JR/SMITH STEPHANIE M
277 SW NIGHTINGALE GLN
FORT WHITE, FL 32038-2769

2027

22-7S-16-04285-001

BUILDING CHARACTERISTICS

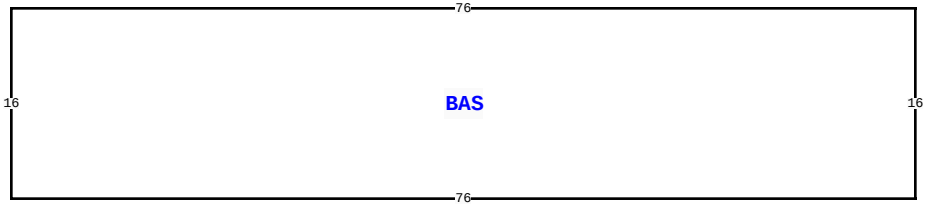
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,846
TOTALS	1,216			1,216	70,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.9000	105.93	128,811	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2004 Heated Area: 1216 HX Base Yr 2004



277 SW NIGHTINGALE GLN, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,846
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		143,646
SOH/AGL Deduction		74,433
ASSESSED VALUE		69,213
TOTAL EXEMPTION VALUE	HX HB	44,213
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,408

PRMT:1:1: REPLACEMENT MH
XFOB:1:1: MONTEBELLO MH
BLDG:1:1: MONTEBELLO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16745	M H	125	03/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1005/2189	1/27/2004	WD	Q	I	06	100

GRANTOR: GAIREL K JR & KEITHEN
GRANTEE: GAIREL K JR & STEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS