COMM NE COR, RUN S 2658.81 FT,
W 567 FT, S 2594.57 FT, W
392.50 FT FOR POB, CONT W

NUTT BARBARA GUSTIN
413 SW UNITY COURT
FORT WHITE, FL 32038

2026

24-7S-16-04317-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

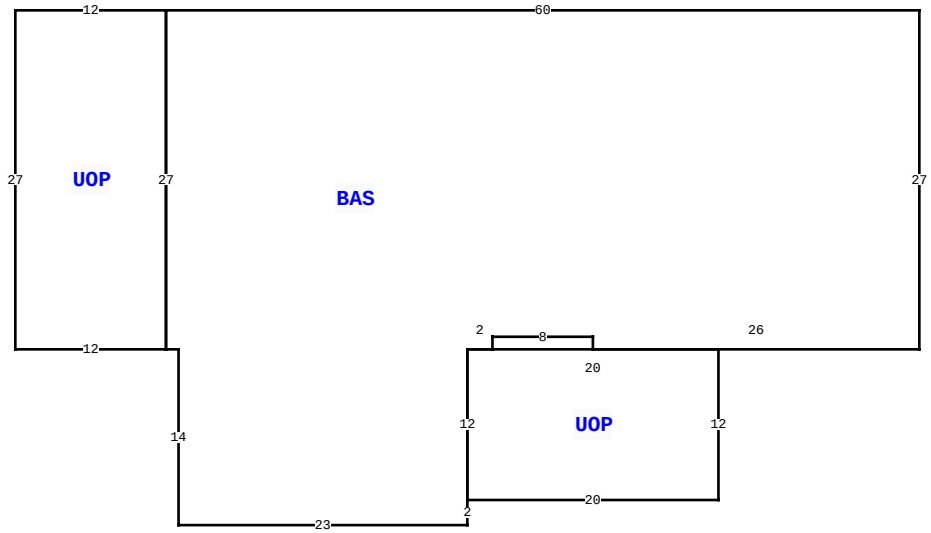
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100		1,934	55,514
UOP	240	25		60	1,722
UOP	324	25		81	2,325
TOTALS	2,498			2,075	59,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,075	113.9000	71.76	148,902	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1934 HX Base Yr 2016



413 SW UNITY CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,561
TOTAL MARKET OB/XF VALUE		31,372
TOTAL LAND VALUE - MARKET		23,100
TOTAL MARKET VALUE		114,033
SOH/AGL Deduction		38,570
ASSESSED VALUE		75,463
TOTAL EXEMPTION VALUE	HX HB	50,463
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1389/0698	7/16/2019	LE	U	I	14	100
GRANTOR: LENA M WARD (ENH LIFE						
GRANTEE: ROBERT B WARD & LEN						
1295/0052	5/19/2015	WD	U	I	11	100
GRANTOR: ROBERT BRIAN & LENA M						
GRANTEE: BARBARA GUSTIN NUTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UOP= W12 S27 E12 N27$ S27 E1 S14 E23 N2 UOP= E20 N12 W20 S12$ N12E2 N1 E8 S1 E26 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0021	BARN,FR AE	0	100	23	36	828.00	UT	13.00	13.00	100	1995	1995	3	100	10,764	
3	0031	BARN,MT AE	0	100	36	44	1,584.00	UT	12.00	12.00	100	1995	1995	3	100	19,008	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 31,372

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	1.65	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,100							

REVIEW DATE 07/13/2015 BY DF Total Acres: 1.65 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 05/12/2026 BY SYS