LOT 12 FAIRVIEW ESTATES S/D.

495-258, 847-379, 863-626, WD 10

POSTEMA JOHN/POSTEMA CHRISTIE
331 SW NANTUCKET PL
FORT WHITE, FL 32038

2027

26-7S-16-04323-012

BUILDING CHARACTERISTICS

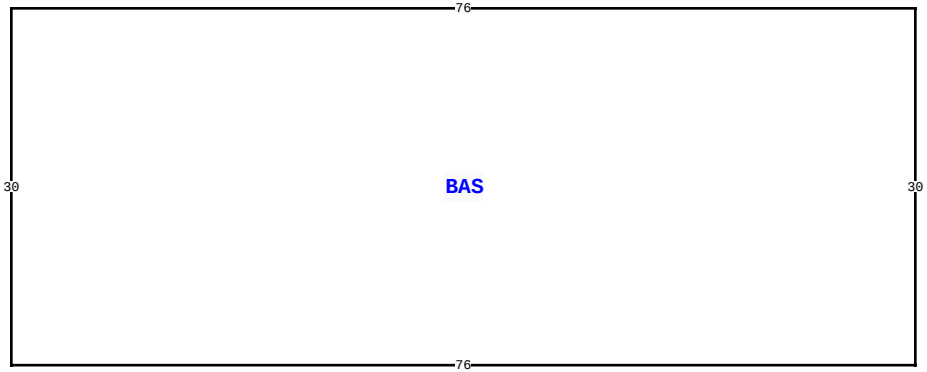
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	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	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	136,344
TOTALS	2,280			2,280	136,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,280	115.0000	92.00	209,760	2005	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 2280 HX Base Yr 2026



331 SW NANTUCKETT PL, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	18,750.00	18,750.00	100	2026	2025		100	18,750	
5	0081	DECKING WI	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
6	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,344
TOTAL MARKET OB/XF VALUE		30,550
TOTAL LAND VALUE - MARKET		32,200
TOTAL MARKET VALUE		199,094
SOH/AGL Deduction		0
ASSESSED VALUE		199,094
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,683
TOTAL JUST VALUE		199,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050659	Storage Building	11,000	08/26/2024
000049205	Roof Replacement	11,000	02/13/2024
23538	M H	0	08/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/197	5/22/2025	WD	Q	I	01	290,000
GRANTOR: BARNETT GEORGE						
GRANTEE: POSTEMA JOHN						
1518/621	7/01/2024	WD	U	I	37	137,000
GRANTOR: WATSON ADAM D						
GRANTEE: BARNETT GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 30,550

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	1.00	LT		1.00	1.00	1.15	28,000.00	32,200.00	32,200							

REVIEW DATE 08/21/2025 BY TP Total Acres: 1.72 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 11/17/2026 BY SYS