LOT 19 FAIRVIEW ESTATES S/D.

728-292, 752-782, 833-1426, 982-

HAGER JILL/HAGER MERLIN
569 SW NANTUCKETT PL
FORT WHITE, FL 32038

**2027**

**26-7S-16-04323-019**

## BUILDING CHARACTERISTICS

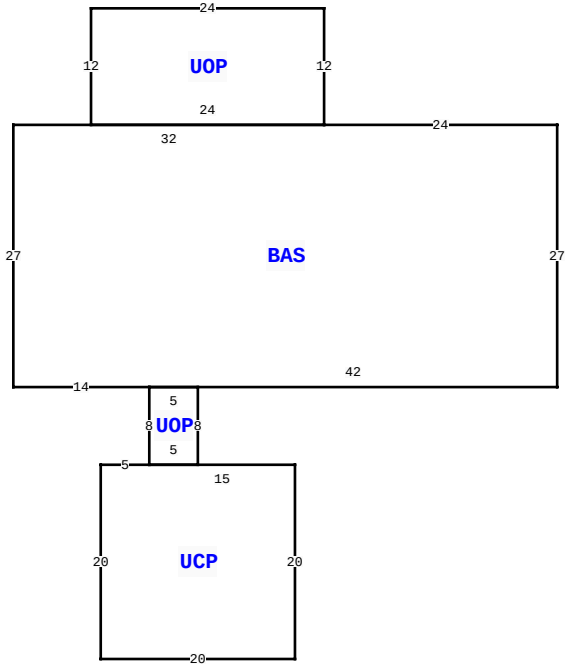
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 26716.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 88,091 |
| UCP | 400 | 20 | | 80 | 4,661 |
| UOP | 40 | 25 | | 10 | 582 |
| UOP | 288 | 25 | | 72 | 4,195 |
| TOTALS | 2,240 | | | 1,674 | 97,530 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,674 | 113.9000 | 105.93 | 177,327 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026




569 SW NANTUCKETT PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/14/2024 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 | 1997 | 1997 | 3 | 100 | 1,200 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 10 | 20 | 200.00 | UT | 2.50 | 2.50 | 100 | 1997 | 1997 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 20 | 200.00 | UT | 7.50 | 7.50 | 100 | 1997 | 1997 | 3 | 100 | 1,500 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 97,530 |
| TOTAL MARKET OB/XF VALUE | | 11,400 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 158,930 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 158,930 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 107,519 |
| TOTAL JUST VALUE | | 158,930 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 159,979 |

LAND:1:1: 3.37 AC. EQUALS 3+ LOTS

SALE:4:2: ID#S H811687GR & H811687GL

SALE:4:1: SALE INCLUDES 1997 DYNASTY MH

SALE:3:1: LOT 19, FAIRVIEW ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 12745 | M H | 125 | 07/08/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/2371 | 5/21/2025 | WD | Q | I | 01 | 195,000 |
| GRANTOR: COLMAN CAROL L | | | | | | |
| GRANTEE: HAGER JILL | | | | | | |
| 1415/0664 | 7/08/2020 | LE | U | I | 14 | 100 |
| GRANTOR: CAROL L COLMAN (ENH L | | | | | | |
| GRANTEE: MICHAEL TOWNSHEND ( | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 UOP= N12 W24 S12 E24$ W32 S27 E14 UOP= S8UCP= W5 S20 E20 N20 W15$ E5N8 W5$ E42 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 11,400

| 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 | 2.00 | 25,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 06/18/2025 BY TP Total Acres: 3.36 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS