LOT 21 FAIRVIEW ESTATES S/D.
650-101 695-816, 784-8, 805-
1176, TD 1269-1356, AG 1383-

ALVARADO LUCIA
476 SW NANTUCKETT PL
FORT WHITE, FL 32038

2026

26-7S-16-04323-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

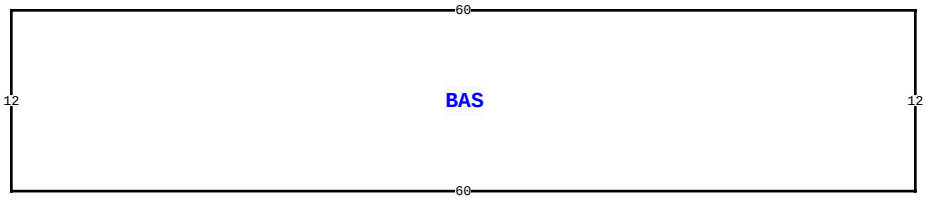
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	13,424
TOTALS	720			720	13,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	77.6790	46.61	33,559	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



476 SW NANTUCKETT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,424
TOTAL MARKET OB/XF VALUE	7,360
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	45,784
SOH/AGL Deduction	8,094
ASSESSED VALUE	37,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,690
TOTAL JUST VALUE	45,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,784

SALE:3:1: FORECLOSURE - QUIT CLAIM DEED

SALE:2:1: ITS A QUESTION WHETHER A QUALIFIED SALE?

SALE:1:1: LOT 21 FAIRVIEW ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1383/0690	4/01/2019	AG	U	I	21	25,000
GRANTOR: RUSSELL S DEPRATTER						
GRANTEE: LUCIA ALVARADO						
1269/1356	2/12/2014	TD	U	V	18	3,800
GRANTOR: CLERK OF COURT (WYLIE						
GRANTEE: RUSSELL S DEPRATTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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	0	8	10	80.00	UT	7.50	7.50	60	1997	1997	3	60	360	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,360

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.40 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 01/12/2026 BY SYS