LOT 24 FAIRVIEW EST S/D.

461-102, 581-542, 588-677, 753-7

NELSON JULIE ANNE
382 SW NANTUCKETT PL
FT WHITE, FL 32038

2027

26-7S-16-04323-024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

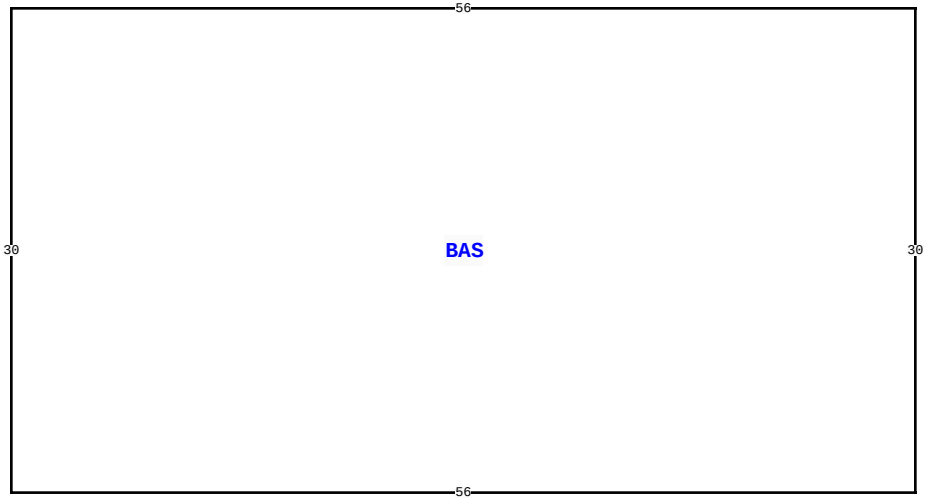
NEIGHBORHOOD/LOC 26716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	101,317
TOTALS	1,680			1,680	101,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	117.9000	109.65	184,212	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1680 HX Base Yr 2026



382 SW NANTUCKETT PL, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 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	12	24	288.00	UT	9.00	9.00	100	2006	2006	3	100	2,592	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,317
TOTAL MARKET OB/XF VALUE		11,692
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		141,009
SOH/AGL Deduction		0
ASSESSED VALUE		141,009
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,598
TOTAL JUST VALUE		141,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,099

SALE:1:1: OWNS ADJACENT LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24678	M H	348	06/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2573	10/02/2025	WD	U	I	30	126,600
GRANTOR: BROOKER NATALIE M						
GRANTEE: NELSON JULIE ANNE						
1389/2511	7/26/2019	QC	U	I	11	100
GRANTOR: NATALIE M BROOKER F/N						
GRANTEE: NATALIE M & BRIAN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,692

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	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 01/02/2026 BY TP Total Acres: 1.41 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS