LOT 26 FAIRVIEW ESTATES S/D,

478-473, 554-327, 825-1634, 887-

FREEMAN LARRY L
308 SW NANTUCKETT PL
FORT WHITE, FL 32038

2027

26-7S-16-04323-026

BUILDING CHARACTERISTICS

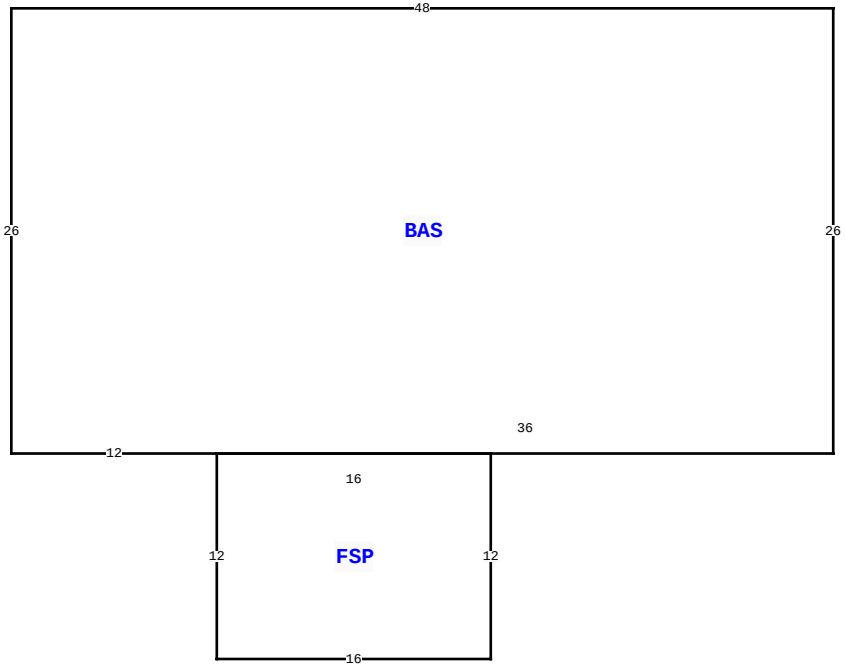
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,248	100		1,248	34,115
FSP	192	40		77	2,105
TOTALS	1,440			1,325	36,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,325	113.9000	68.34	90,550	1986	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2002 Heated Area: 1248 HX Base Yr 2002



308 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	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1999	1999	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,220
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		71,820
SOH/AGL Deduction		27,814
ASSESSED VALUE		44,006
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,006
TOTAL JUST VALUE		71,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,820

SALE:1:1: LOT 26 FAIRVIEW ESTATES

BLDG:1:1: HOMES OF MERIT MH

PRMT:1:1: HARVEY MH

LAND:1:1: 1.41 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16398	M H	125	12/13/1999
16131	PUMP/UTPOL	30	10/11/1999
11473	M H	125	08/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1710	8/21/2025	LE	U	I	14	100
GRANTOR: FREEMAN LARRY L (ENH						
GRANTEE: PARRISH KATHY J (RM						
0941/0376	11/30/2001	WD	P	I	99	49,000
GRANTOR: DAVID C FLOYD						
GRANTEE: LARRY L & DARLENE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E12 FSP= S12 E16 N12 W16$ E36 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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 07/22/2015 BY TW Total Acres: 1.41 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS