LOT 30 FAIRVIEW ESTATES S/D.

474-611, 833-734, 865-2065, 979-

TONAC BRYCEN IKAIKA
156 SW NANTUCKET PL
FORT WHITE, FL 32038

2027

26-7S-16-04323-030

BUILDING CHARACTERISTICS

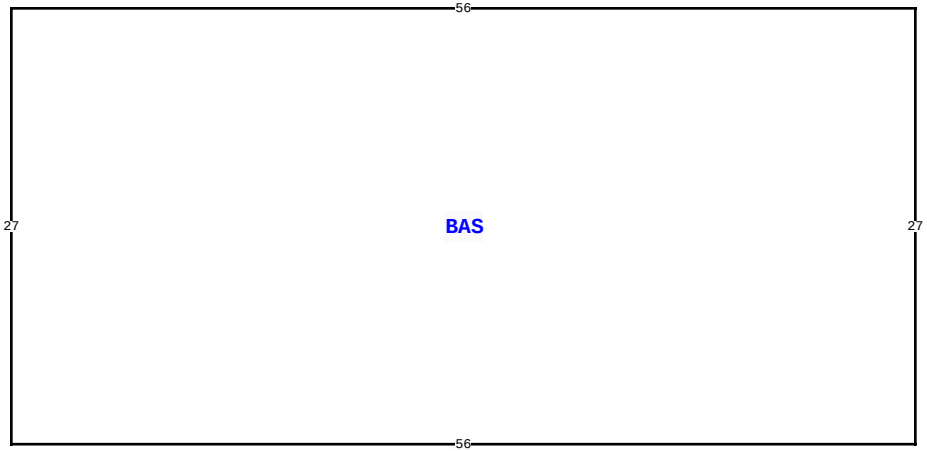
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	45,581
TOTALS	1,512			1,512	45,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	106.9000	64.14	96,980	1999	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2018 Heated Area: 1512 HX Base Yr 2018



156 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	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,581
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		82,981
SOH/AGL Deduction		19,358
ASSESSED VALUE		63,623
TOTAL EXEMPTION VALUE	HX HB	38,623
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14447	M H	125	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/861	7/15/2026	WD	Q	I	01	225,000
GRANTOR: ELKINS KENNETH STEPHE						
GRANTEE: TONAC BRYCEN IKAIKA						
1338/1955	6/09/2017	WD	Q	I	01	69,900
GRANTOR: ERIC HOUSTON						
GRANTEE: KENNETH STEPHEN ELK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	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