LOT 31 PARKER WOODS S/D.

780-479, 854-1944, 854-1945, WD

STANFIELD JOHN
524 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2027

36-6S-16-04076-131

BUILDING CHARACTERISTICS

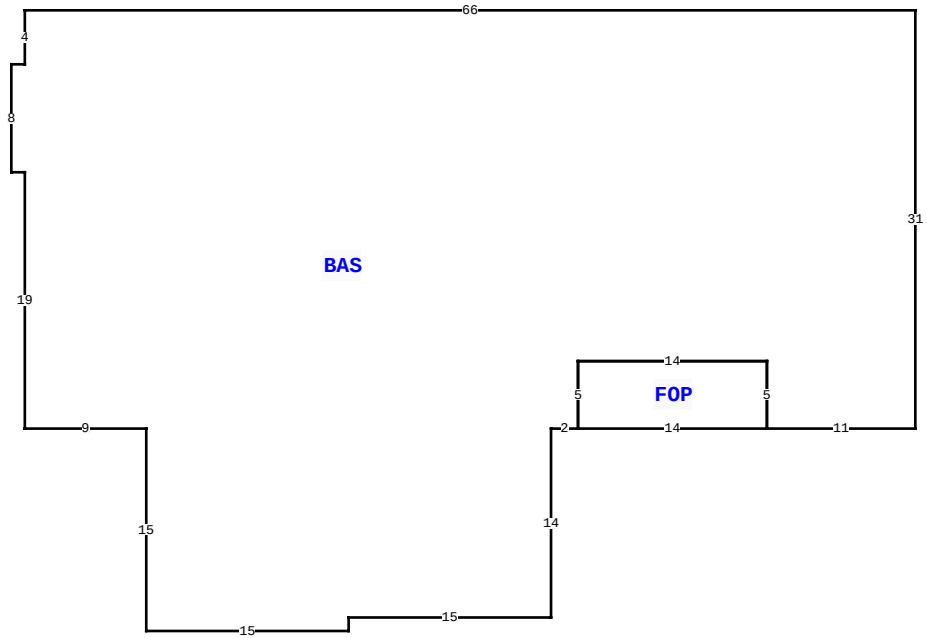
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	36616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100		2,419	140,935
FOP	70	35		24	1,398
TOTALS	2,489			2,443	142,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,443	113.9000	105.93	258,787	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 2419 HX Base Yr 2008



524 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,333
TOTAL MARKET OB/XF VALUE	44,222
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	285,555
SOH/AGL Deduction	119,887
ASSESSED VALUE	165,668
TOTAL EXEMPTION VALUE	13 HX HB 165,668
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	285,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,087

XFOB:1:1: 1994 MIRA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046560	Solar Power Syste	36,114	02/21/2023
27796	POOL	190	05/08/2009
25555	M H	275	02/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/1382	6/27/2006	WD	Q	I		132,000
GRANTOR: BLACKBURN						
GRANTEE: JOHN & SUSAN STANFI						
0854/1945	3/06/1998	WD	Q	I		41,000
GRANTOR: SMITH						
GRANTEE: BLACKBURN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S4 W1 S8 E1 S19 E9 S15 E15 N1 E15 N14 E2 FOP= E14 N5 W14 S5$ N5 E14 S5 E11 N31$.

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	0296	SHED METAL	0	100	8	9	72.00	UT	12.00	12.00	100	2003	2003	3	100	864	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	70	2003	2003	3	70	1,176	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2009	2009	3	61	21,862	
5	0210	GARAGE U	0	100	24	30	720.00	UT	16.00	16.00	100	2015	2015	3	100	11,520	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 44,222

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		RSF/MH	0.00	0.00	10.00	AC		1.00	1.00	0.90	11,000.00	9,900.00	99,000							

REVIEW DATE 05/14/2026 BY NH Total Acres: 10.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS