LOT 32 PARKER WOODS S/D.

775-2191, WD 1046-95,96, WD 1137

HUGGINS TERESA K
620 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2027

36-6S-16-04076-132

BUILDING CHARACTERISTICS

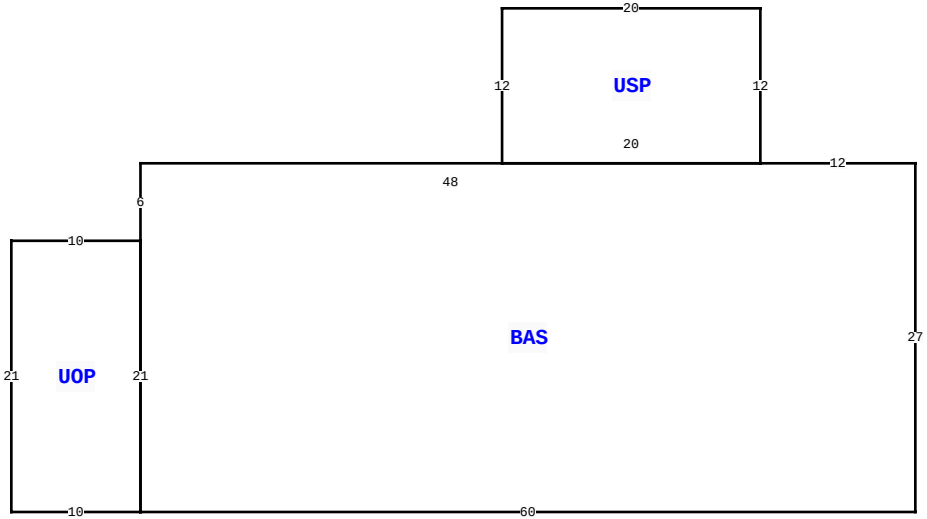
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
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	1,620	100		1,620	38,161
UOP	210	25		52	1,225
USP	240	35		84	1,979
TOTALS	2,070			1,756	41,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,756	98.1540	58.89	103,411	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1620 HX Base Yr 2008



620 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	05/23/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,364
TOTAL MARKET OB/XF VALUE		12,900
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		81,104
SOH/AGL Deduction		25,895
ASSESSED VALUE		55,209
TOTAL EXEMPTION VALUE	HX HB	30,209
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,264

XFOB:1:1: HARB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7582	M H	60	09/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/2026	12/03/2007	WD	Q	I		85,000
GRANTOR: DAN CLARKE						
GRANTEE: TERESA K HUGGINS						
1046/0096	5/09/2005	WD	U	I	08	39,000
GRANTOR: RICHARD & HELEN CORRE						
GRANTEE: DAN CLARKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N12 W20 S12 E20$ W48 S6 UOP= W10 S21E10N21$ S21 E60 N27$.

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	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
7	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 12,900

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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	6200	A	PASTURE 3	100					3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
3	9910	M	MKT.VAL.AG	100					3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 05/14/2026 BY NH Total Acres: 5.00 Total Land Value: 26,840 Market: 30,000 Agricultural: 840 Common: 26,000 PRINTED 11/17/2026 BY SYS