

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2008	96.4440	60.76	106,695	1993	1993	0	0	60.00	40.00

Heated Area: 1620 HX Base Yr 2008

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	39,372
UOP	210	25		52	1,264
USP	240	35		84	2,042
TOTALS	2,070			1,756	42,678

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,678
TOTAL MARKET OB/XF VALUE			11,200
TOTAL LAND VALUE - MARKET			56,000
TOTAL MARKET VALUE			80,718
SOH/AGL Deduction			28,793
ASSESSED VALUE			51,925
TOTAL EXEMPTION VALUE	HX HB	26,925	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			109,878
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,848
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						

EXTRA FEATURES																
L N	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	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	
7	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	2,600	

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
												TOTAL OB/XF 11,200				

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

LAND DESCRIPTION												TOTAL OB/XF 11,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							