

LOT 36 EX EAST 426.02 FT PARKER
1023-1791, WD 1346-2363, WD 1515

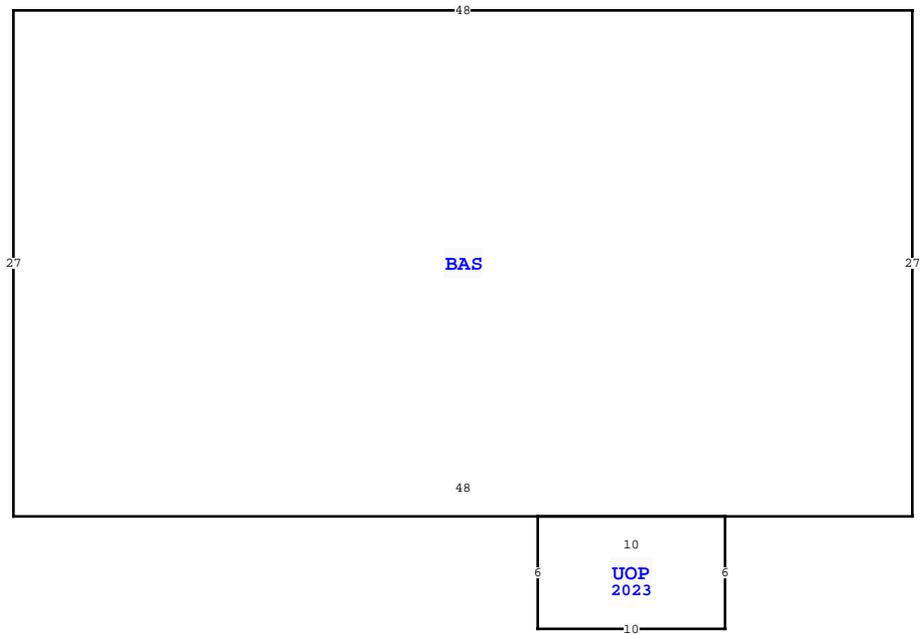
PERKINS ETHAN T/POPE HAILEY A
446 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2026

36-6S-16-04076-136
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
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	36616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	60	25	2023
TOTALS	1,356		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 1296		HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			113,905
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			152,905
SOH/AGL Deduction			0
ASSESSED VALUE			152,905
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			101,494
TOTAL JUST VALUE			152,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048792	Electrical Servic	0	12/05/2023
15643	M H	125	06/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/256	5/20/2024	WD	Q	I	01	188,000

GRANTOR: AFS HOMES, LLC
GRANTEE: PERKINS ETHAN T
1346/2363 8/31/2017 WD U I 11 100
GRANTOR: PHILLIP ALFORD JR
GRANTEE: AFS HOMES, LLC

EXTRA FEATURES		446 SW OLD NIBLACK AVE, FORT WHITE															
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	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100			3	100	7,000	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W48 S27 E48 N27 \$	
UOP=[YR=2023;ORIG=-20,27] S6 E10 N6 W10 \$	

LAND DESCRIPTION										TOTAL OB/XF										7,000				
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	0000	C	VAC RES	100		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							