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

BLEIBDREY TYLER
584 SW PERRY AVE, APT 102
LAKE CITY, FL 32038

2027

36-6S-16-04076-136

BUILDING CHARACTERISTICS

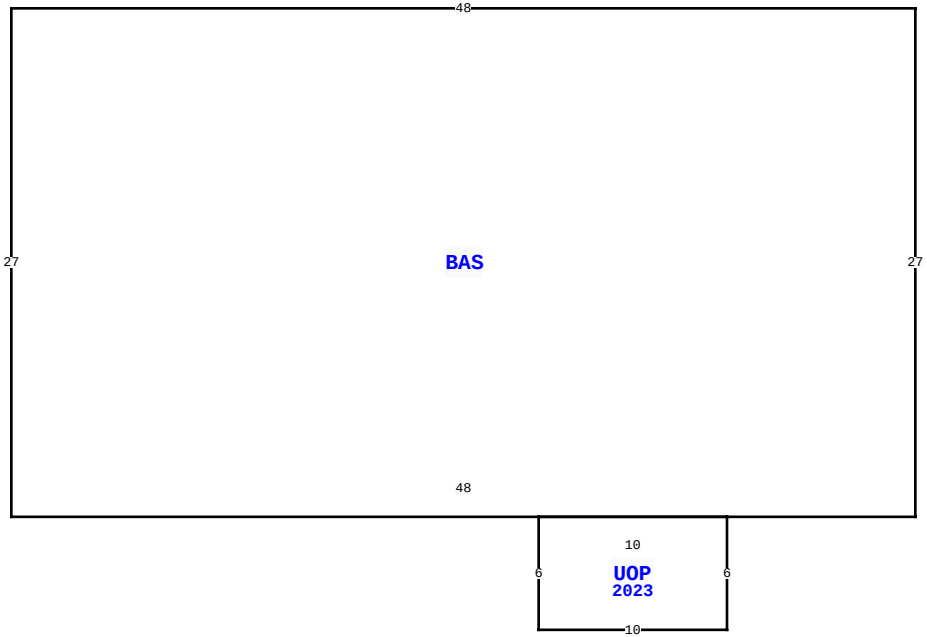
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	111,404
UOP	60	25	2023	15	1,289
TOTALS	1,356			1,311	112,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,311	117.0000	108.81	142,650	1998	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2026 Heated Area: 1296 HX Base Yr 2026



446 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	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		112,694
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		151,694
SOH/AGL Deduction		0
ASSESSED VALUE		151,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,283
TOTAL JUST VALUE		151,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,905

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
1582/204	11/06/2026	WD	Q	I	01	224,000
GRANTOR: PERKINS ETHAN T						
GRANTEE: BLEIBDREY TYLER						
1515/256	5/20/2024	WD	Q	I	01	188,000
GRANTOR: AFS HOMES, LLC						
GRANTEE: PERKINS ETHAN T						

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

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	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							

REVIEW DATE 05/15/2026 BY NH Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS