LOT 38 PARKER WOODS S/D.

ORB 814-1759, 975-1416,

MASON EARL/MASON NANCY
190 SW OLD NIBLACK AVE
FORT WHITE, FL 32038

2027

36-6S-16-04076-138

BUILDING CHARACTERISTICS

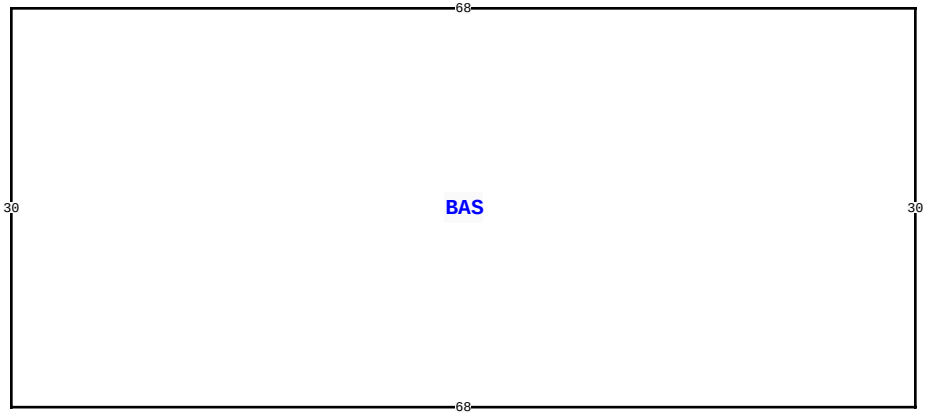
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,040	100		2,040	134,134
TOTALS	2,040			2,040	134,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	115.9000	107.79	219,892	2009	2009	0	0	0	39.00	61.00

2 MANUF 1 100% - 2010 Heated Area: 2040 HX Base Yr 2010



188 SW OLD NIBLACK AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
6	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,134
TOTAL MARKET OB/XF VALUE	13,600
TOTAL LAND VALUE - MARKET	66,360
TOTAL MARKET VALUE	214,094
SOH/AGL Deduction	99,786
ASSESSED VALUE	114,308
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	62,897
TOTAL JUST VALUE	214,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,537

BLDG:1:1: CLAR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055009	Roof Replacement	14,000	02/12/2026
38483	M H	394	08/16/2019
27592	M H	584	01/23/2009
8531	M H	125	06/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1038/0789	2/08/2005	WD	Q	I		27,000
GRANTOR: PARKER LAND CO						
GRANTEE: EARL & NANCY MASON						
0975/1416	2/05/2003	CT	Q	I	03	1,000
GRANTOR: CLERK OF COURT (BROW						
GRANTEE: PARKER LAND CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 13,600

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	4.53	AC		1.00	1.00	1.00	12,000.00	12,000.00	54,360							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 05/15/2026 BY NH Total Acres: 5.53 Total Land Value: 66,360 Market: 0 Agricultural: 0 Common: 66,360 PRINTED 11/17/2026 BY SYS