LOT 39 PARKER WOOS S/D.

ORB 780-233, 870-2213,

BLANKENSHIP RUSTY OR/BLANKENSHIP DEANN WEAVER
151 SW OLD NIBLACK AVE
FT WHITE, FL 32038

2027

36-6S-16-04076-139

BUILDING CHARACTERISTICS

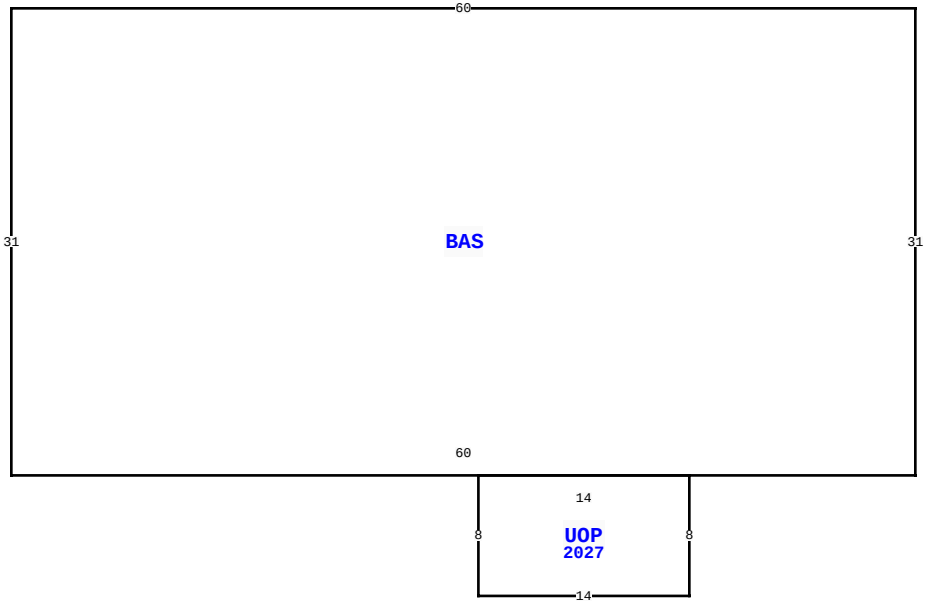
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,860	100		1,860	132,567
UOP	112	25	2027	28	1,996
TOTALS	1,972			1,888	134,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,888	117.9000	109.65	207,019	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 0 Heated Area: 1860 HX Base Yr



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

151 SW OLD NIBLACK AVE, FORT WHITE

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	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
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	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,562
TOTAL MARKET OB/XF VALUE		9,780
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		228,342
SOH/AGL Deduction		112,968
ASSESSED VALUE		115,374
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,963
TOTAL JUST VALUE		228,342
NCON VALUE		1,995
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,774

XFOB:1:1: 1994 GENERAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28548	M H	375	05/07/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/0233	9/20/1993	AG	U	V	13	17,995

GRANTOR: PARKER WOODS

GRANTEE: BLANKENSHIP-WEAVER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S31 E60 N31 $
UOP=[YR=2027;ORIG=-29,31] E14 S8 W14 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,780

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	7.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	84,000							

REVIEW DATE 05/15/2026 BY NH Total Acres: 7.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS