THE S 236.28 FT OF THE N
1089.25 FT OF THE W 440 FT OF
SE1/4 EX .10 AC DESC IN ORB

THOMAS LUTHER F/THOMAS JENNIFER A
559 SW OLD NIBLACK AVE
FT WHITE, FL 32038

2026

36-6S-16-04097-002

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
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

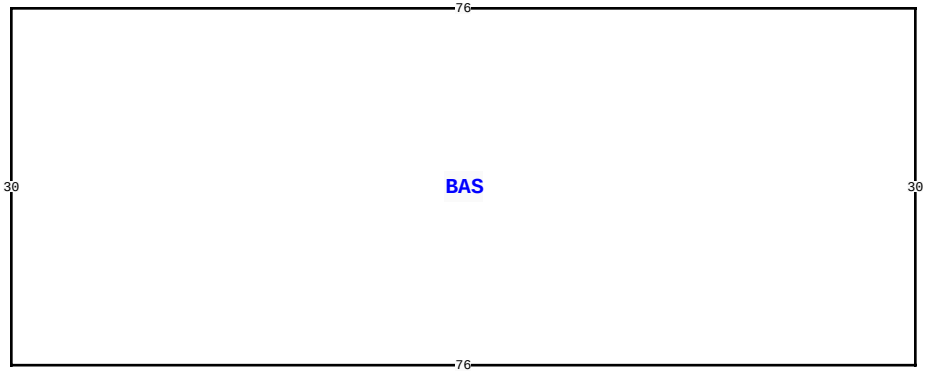
NEIGHBORHOOD/LOC 36616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	146,561
TOTALS	2,280			2,280	146,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	117.9000	110.83	252,692	2009	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2009 Heated Area: 2280 HX Base Yr 2009



559 SW OLD NIBLACK AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,561
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		36,640
TOTAL MARKET VALUE		192,601
SOH/AGL Deduction		86,999
ASSESSED VALUE		105,602
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,191
TOTAL JUST VALUE		192,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049882	Roof Replacement	16,200	05/20/2024
27453	M H	653	10/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0885	11/26/2008	WD	Q	V		28,000
GRANTOR: STAGE FUNDING ASSISTA						
GRANTEE: LUTHER & JENNIFER T						
1160/2286	10/01/2008	WD	Q	V		28,000
GRANTOR: HORACE & ARLORA JENKI						
GRANTEE: STAGE FUNDING ASSIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	12	20	240.00	UT	10.00	10.00	100	2010	2010	3	100	2,400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 9,400

LAND DESCRIPTION

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		A-1	0.00	0.00	2.29	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,640							

REVIEW DATE 06/10/2024 BY JS Total Acres: 2.29 Total Land Value: 36,640 Market: 0 Agricultural: 0 Common: 36,640 PRINTED 06/11/2026 BY SYS