

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
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	2,280	100	
TOTALS	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
1	MANUF	1	100%	-	2009						
Heated Area: 2280						HX Base Yr 2009					
559 SW OLD NIBLACK AVE, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/07/2025		MLU			

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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		32,060	
TOTAL MARKET VALUE		188,021	
SOH/AGL Deduction		82,419	
ASSESSED VALUE		105,602	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		54,191	
TOTAL JUST VALUE		188,021	
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						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	12	20			10.00	100	2010	2010	3	100	2,400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTALS																
TOTAL OB/XF 9,400																

BUILDING NOTES									
BAS= W76 S30 E76 N30\$.									

BUILDING DIMENSIONS									
BAS= W76 S30 E76 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.29	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,060							