

LOT 12 FAIRVIEW ESTATES S/D.
ORB 495-258, 847-379,
863-626, WD 1045-2943.

WATSON ADAM D/WATSON-BAXTER KATHLEEN J
331 SW NANTUCKET PL
FORT WHITE, FL 32038

2024

26-7S-16-04323-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		5 100
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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	109,976
TOTALS	2,280		2,280	109,976

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT	

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	113.9000	87.70	199,956	2005	2005	0	0	45.00	55.00
1 MANUF 1 - 0% - 0						Heated Area: 2280		HX Base Yr			
30 76 76 30 BAS											
				BLD DATE				LGL DATE		03/14/2022 MLU	

331 SW NANTUCKETT PL, FORT WHITE													
TOTAL OB/XF 8,500													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				109,976			
TOTAL MARKET OB/XF VALUE				8,500			
TOTAL LAND VALUE - MARKET				23,000			
TOTAL MARKET VALUE				141,476			
SOH/AGL Deduction				9,054			
ASSESSED VALUE				132,422			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				132,422			
TOTAL JUST VALUE				141,476			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				147,474			
LAND:1:1: 1.72 AC.							