

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

2024

36-6S-16-04097-002



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		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/	

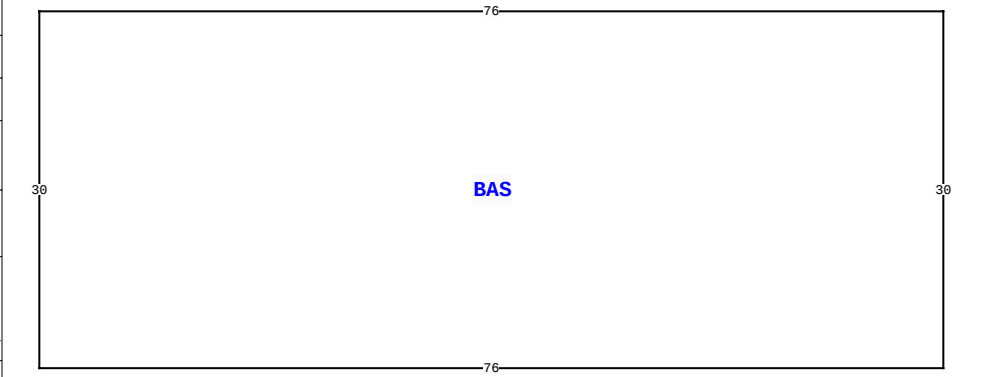
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	143,488
TOTALS	2,280		2,280	143,488

TOTALS		2,200	2,200	148,408
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0296	SHED METAL	0 100	12 20
2	9945	Well/Sept	0 100	0 0
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

REVIEW DATE 06/29/2015 BY DF

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	96.82	220,750	2009	2008	0	0	0	35.00	65.00
1 MANUF 1 - 100% - 2009					Heated Area: 2280			HX Base Yr 2009				



559 SW OLD NIBLACK AVE, FORT WHITE	05/13/2024	MLU
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

TOTAL OB/XF													
9,400													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		143,488	
TOTAL MARKET OB/XF VALUE		9,400	
TOTAL LAND VALUE - MARKET		25,190	
TOTAL MARKET VALUE		178,078	
SOH/AGL Deduction		78,150	
ASSESSED VALUE		99,928	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		49,928	
TOTAL JUST VALUE		178,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,270	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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													
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BUILDING DIMENSIONS													
BAS= W76 S30 E76 N30\$.													