LOT 6 UNIT 2 THREE RIVERS ESTATE
493-186, WD 1327-2326, WD 1365-1

PEARSON WILLIAM H/PEARSON JENNIFER K
552 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00570-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

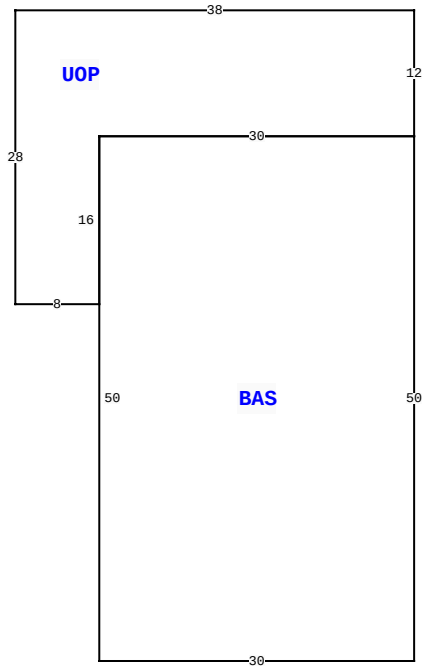
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.02 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	192,483
UOP	584	20		117	15,013
TOTALS	2,084			1,617	207,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,617	128.2743	156.49	253,044	1983	2007	0	0	0	18.00	82.00

1 SFR PILING 100% - 2022 Heated Area: 1500 HX Base Yr 2022



552 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,496
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		302,296
SOH/AGL Deduction		48,570
ASSESSED VALUE		253,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,004
TOTAL JUST VALUE		302,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051223	Generator	0	10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/462	2/24/2021	WD	U	I	11	100
GRANTOR: OWLS NEST LLC						
GRANTEE: PEARSON WILLIAM H						
1416/0897	7/29/2020	WD	U	I	11	100
GRANTOR: WILLIAM H & JENNIFER						
GRANTEE: OWLS NEST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W38 S28 E8 N16 E30 $ BAS= W30 S50 E30 N50$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,800	
2	0166	CONC,PAVMT	0	100	30	40	1,200.00	UT	5.00	5.00	100	2016	2016	3	100	6,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0132	C	SFR RIVER	100		A-1	0.00	0.00	112.00	FF		1.00	1.00	1.00	750.00	750.00	84,000							

REVIEW DATE 02/15/2016 BY DF Total Acres: 0.87 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2025 BY SYS