LOT 27 UNIT 2 THREE RIVERS ESTAT

795-1903,

HESTER DAVY E/HESTER TERRI L
934 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00584-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

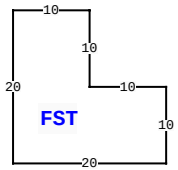
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02	1.00/	

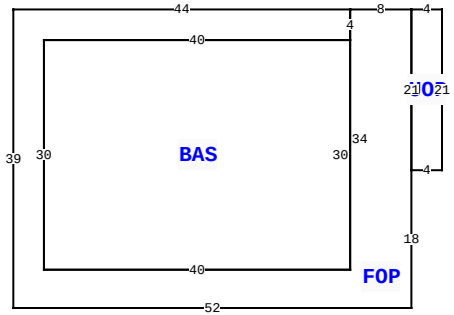
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	126,551
FOP	828	30		248	26,154
FST	300	55		165	17,400
UOP	84	20		17	1,793
TOTALS	2,412			1,630	171,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,630	112.2660	136.96	223,245	2002	2002	0	0	0	23.00	77.00

1 SFR PILING 0% - 0 Heated Area: 1200 HX Base Yr





934 SW MANATEE TER, FORT WHITE

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

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	171,899
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	247,499
SOH/AGL Deduction	9,322
ASSESSED VALUE	238,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,177
TOTAL JUST VALUE	247,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,731

SALE:1:1: LOT 27 UNIT 2 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13422	SFR	260	12/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0795/1903	9/09/1994	WD	Q	V		25,000

GRANTOR: FRED S & PHILLIS S WH

GRANTEE: DAVY E & TERRI L HE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S30 E40 N30 $
FOP=[ORIG=0,0] N4 W44 S39 E52 N18 N21 W8 S34 W40 N30 E40 $
FST=[ORIG=0,-30] N10 W10 N10 W10 S20 E20 $
UOP=[ORIG=8,17] E4 N21 W4 S21 $
.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0100	C	SFR	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 02/17/2016 BY DF Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS