LOT 30 UNIT 3 THREE RIVERS ESTAT
583-277, DC 1210-228, PR 1216-27

STANLEY LAWRENCE D
190 SW MANATEE TERRACE
FORT WHITE, FL 32038

2026

00-00-00-00597-000

BUILDING CHARACTERISTICS

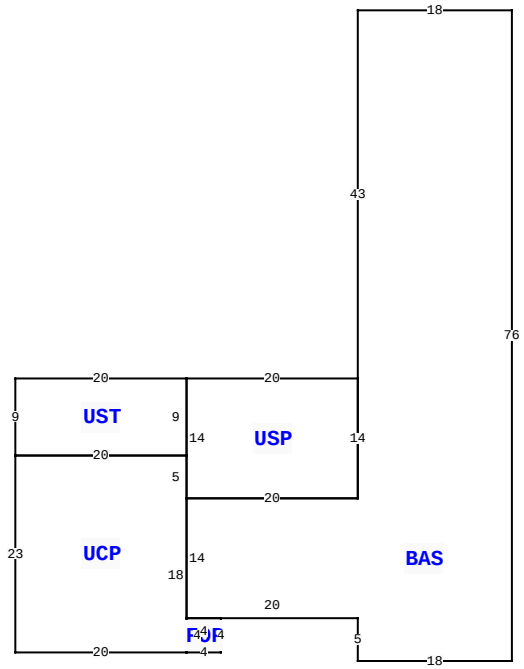
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100		1,648	104,281
FOP	16	30		5	317
UCP	460	20		92	5,821
USP	280	35		98	6,201
UST	180	45		81	5,125
TOTALS	2,584			1,924	121,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	86.9220	97.35	187,301	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1648 HX Base Yr 2013



190 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,746
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		141,746
SOH/AGL Deduction		67,173
ASSESSED VALUE		74,573
TOTAL EXEMPTION VALUE	HX HB	49,573
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/643	2/19/2025	LE	U	I	14	100
GRANTOR: STANLEY LAWRENCE D (E						
GRANTEE: STANLEY JASON ELI (						
1216/2746	6/27/2011	QC	U	I	11	100
GRANTOR: DAVID R STANLEY						
GRANTEE: LAWRENCE D STANLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S43 USP= W20 S14 E20 N14$ S14 W20 UCP= N5 UST= N9 W20 S9 E20$ W20 S23 E20 N18$ S14 FOP= S4 E4 N4 W4$ E20 S5 E18 N76$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/15/2016 BY DF Total Acres: 0.61 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/20/2025 BY SYS