LOT 41 UNIT 3 THREE RIVERS ESTAT
536-648, 631-692,

BROOKS GARY R/HASKINS TERRI L
P O BOX 15117
GAINESVILLE, FL 32604

2026

00-00-00-00603-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

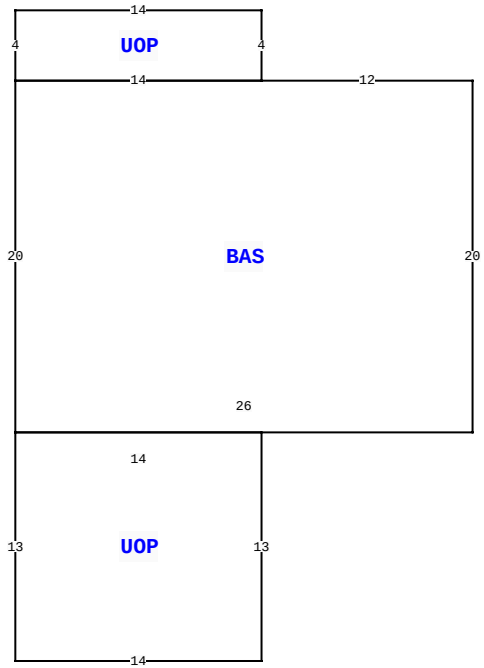
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.03 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	30,336
UOP	56	20		11	642
UOP	182	20		36	2,100
TOTALS	758			567	33,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	567	80.1360	89.75	50,888	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 520 HX Base Yr 2005



408 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		33,077
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		116,677
SOH/AGL Deduction		43,070
ASSESSED VALUE		73,607
TOTAL EXEMPTION VALUE	HX HB	48,607
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0631/0692	8/30/1987	WD	U	I		42,000

GRANTOR: HUNTER H LYNN
GRANTEE: BROOKS GARY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N4 W14 S4 E14$ W14 S20 UOP= S13 E14 N13 W14$ E26 N20$.

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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	84.00	FF		1.00	1.00	1.30	750.00	975.00	81,900							

REVIEW DATE 02/15/2016 BY DF Total Acres: 0.99 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 11/21/2025 BY SYS