LOT 10 UNIT 4 THREE RIVERS ESTAT

823-1715, DC 1209-1868, QC 1385-

CHRISTIAN LAURA L
2750 SW NEWARK DR
FORT WHITE, FL 32038

2025

00-00-00-00604-010

COLUMBIA COUNTY PROPERTY

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	02	WALL BD/WD 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
Units		0 100
Quality	05	05

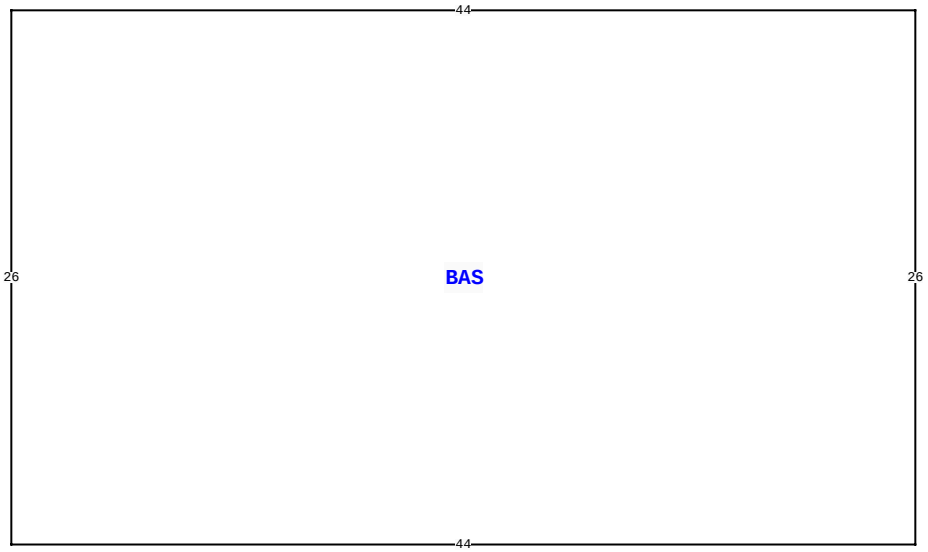
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.04	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	106,275
TOTALS	1,144			1,144	106,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,144	100.9000	99.89	114,274	2020	2020	0	0	0	7.00	93.00

2 MANUF 2 100% - 2021 Heated Area: 1144 HX Base Yr 2021



COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,275
TOTAL MARKET OB/XF VALUE		7,480
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		133,755
SOH/AGL Deduction		49,097
ASSESSED VALUE		84,658
TOTAL EXEMPTION VALUE	HX HB SX	84,658
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		133,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39016	M H	0	12/10/2019
10650	M H	125	01/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1128	10/05/2023	LE	U	I	14	100
GRANTOR: CHRISTIAN LAURA L						
GRANTEE: CHRISTIAN LAURA L (						
1385/1369	5/30/2019	QC	U	V	11	100
GRANTOR: JERRY O STARLING						
GRANTEE: LAURA L CHRISTIAN						

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

2750 SW NEWARK DR, FORT WHITE

BUILDING NOTES

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	0294	SHED WOOD/	0	100	10	12	120.00	UT	4.00	4.00	100	2001	2001	3	100	480	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,480

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	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/14/2020 BY JB Total Acres: 1.32 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/12/2025 BY SYS