

LOT 27 UNIT 4 THREE RIVERS ESTAT
814-53, WD 1357-282,

BURNETTE JERRY/BURNETTE TERESA
254 SW NEVADA LN
FORT WHITE, FL 32038

2026

00-00-00-00609-027



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE 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	1,288	100		1,288	25,848
FSP	112	40		45	903
UOP	64	25		16	321
UOP	144	25		36	722
TOTALS	1,608			1,385	27,794

TOTALS		1,608			1,385	27,794				
EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W				
1	0296	SHED METAL	0	100	10	12				
2	0296	SHED METAL	0	100	12	10				
3	9945	Well/Sept	0	100	0	0				
4	0190	FPLC PF	0	100	0	0				

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,385	83.6100	50.17	69,485	1979	1979	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2019 Heated Area: 1288 HX Base Yr 2019													
254 SW NEVADA LN, FORT WHITE													

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

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											3
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						27,794					
TOTAL MARKET OB/XF VALUE						8,980					
TOTAL LAND VALUE - MARKET						18,000					
TOTAL MARKET VALUE						54,774					
SOH/AGL Deduction						28,553					
ASSESSED VALUE						26,221					
TOTAL EXEMPTION VALUE						HX HB 25,000					
BASE TAXABLE VALUE						1,221					
TOTAL JUST VALUE						54,774					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						54,774					

SALE:1:1: TAX BILL WAS ALREADY C/O TUTHILL
LAND:1:1: LOT 27 UNIT 4 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1357/0282	3/24/2018	WD	U	I	11	100	
GRANTOR: JACK & VIVIAN TUTHILL							
GRANTEE: JERRY & TERESA BURN							
0814/0053	11/01/1995	WD	U	I	09	5,400	
GRANTOR: THREE RIVERS ESTATES							
GRANTEE: JACK & VIVIAN TUTHI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W8 FSP= N8 W14 S8 E14\$ W48 S23 E30 UOP= S8 E8 N8 W8\$ E8 UOP= S8 E18 N8 W18\$ E18 N23\$.									