LOT 37, UNIT 4 THREE RIVERS ESTA
DESC AS: LOT 37 IN EXCEPTION TRA
THREE RIVERS ESTATES UNIT 4 REC

CHESSER LIVING TRUST DATED APRIL 16, 2025
493 SW DALLAS TER
FORT WHITE, FL 32038

2026

00-00-00-00612-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	03	CONC FINSH 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

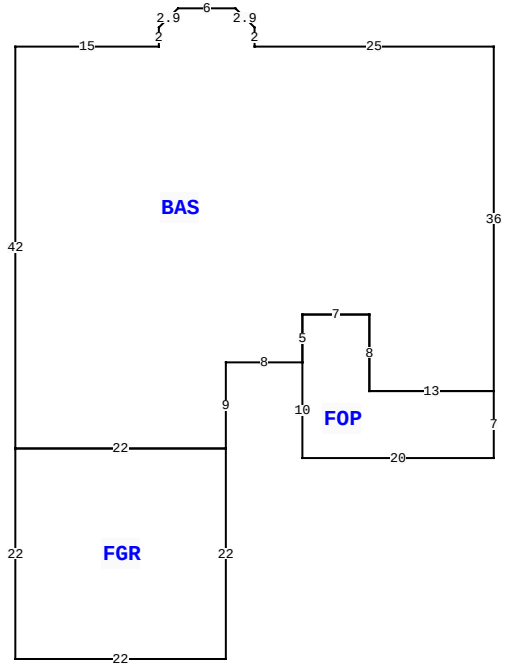
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.04 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100		1,888	204,218
FGR	484	55		266	28,772
FOP	196	30		59	6,382
TOTALS	2,568			2,213	239,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	117.7754	131.91	291,917	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2011 Heated Area: 1888 HX Base Yr 2011



493 SW DALLAS TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,372
TOTAL MARKET OB/XF VALUE		4,528
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		261,900
SOH/AGL Deduction		97,613
ASSESSED VALUE		164,287
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,565
TOTAL JUST VALUE		261,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24967	SFR	550	09/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/190	4/16/2025	QC	U	I	11	100
GRANTOR: CHESSER JUSTIN C						
GRANTEE: CHESSER LIVING TRUS						
1243/0426	6/21/2012	WD	U	I	11	0
GRANTOR: LINDSAY M CHESSER (NK						
GRANTEE: JUSTIN C CHESSER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N2 U2 L2 W6 L2 D2 S2 W15 S42 FGR= S22 E22 N22 W22$ E22 N9 E8 FOP= S10 E20 N7 W13 N8 W7 S5$ N5 E7 S8 E13 N36$.

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	0166	CONC,PAVMT	0	100	0	0	976.00	UT	3.00	3.00	100	2007	2007	3	100	2,928	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 4,528

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/09/2016 BY DF Total Acres: 1.23 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS