LOT 40 UNIT 4 THREE RIVERS ESTAT
787-1752, 839-1396, 868-2360, 86

O'CONNOR DENISE
590 HAWAII TER
FORT WHITE, FL 32038

2026

00-00-00-00613-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

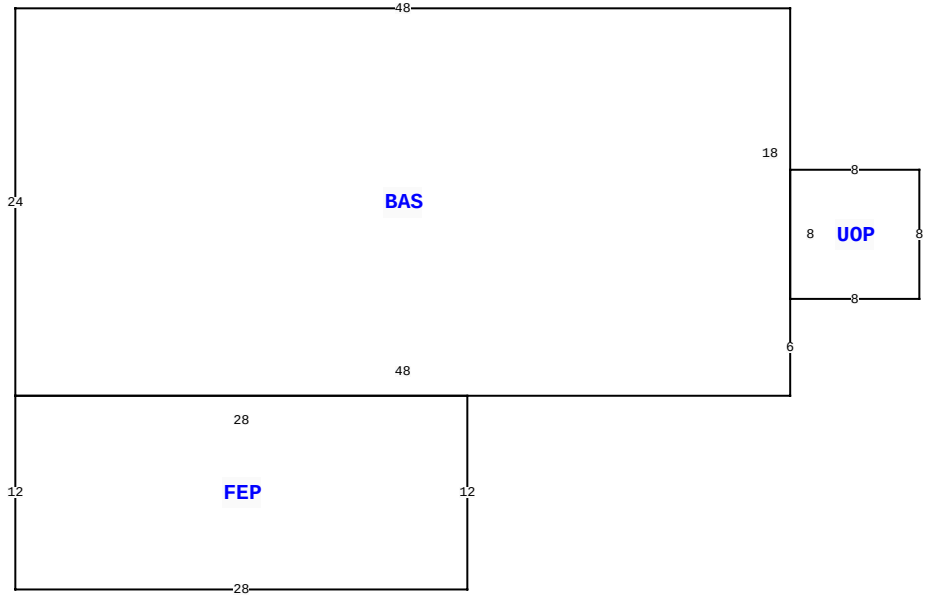
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,152	100		1,152	67,244
FEP	336	85		286	16,694
UOP	64	25		16	934
TOTALS	1,552			1,454	84,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,454	112.9000	106.13	154,313	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1152 HX Base Yr 2020



590 SW HAWAII 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		84,872
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		114,672
SOH/AGL Deduction		92,578
ASSESSED VALUE		22,094
TOTAL EXEMPTION VALUE	HX HB	22,094
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,672

XFOB:2:1: WELLINGTON/HOME MH

SALE:1:1: LOT 40 UNIT 4 THREE RIVERS-ALREADY IN NA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0095	2/15/2019	WD	Q	I	01	82,000
GRANTOR: LAURETTA M KALBERER A						
GRANTEE: DENISE O'CONNOR						
1245/2361	11/28/2012	WD	U	I	30	100
GRANTOR: THOMAS E & LAURETTA M						
GRANTEE: THOMAS E & LAURETTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 FEP= S12 E28 N12 W28$ E48 N6 UOP= E8 N8 W8S8$ N18$.

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	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0102	C	SFR/MH	100		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/10/2016 BY DF Total Acres: 1.01 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS