LOT 8 UNIT 12 THREE RIVERS ESTAT
597-567, 846-1839,1841, 993-548,

PETRUCELLI THOMAS II/STEVENS KRISTINA AKA KRISTINA
398 SW CALIFORNIA TER
FORT WHITE, FL 32038

2026

00-00-00-00868-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

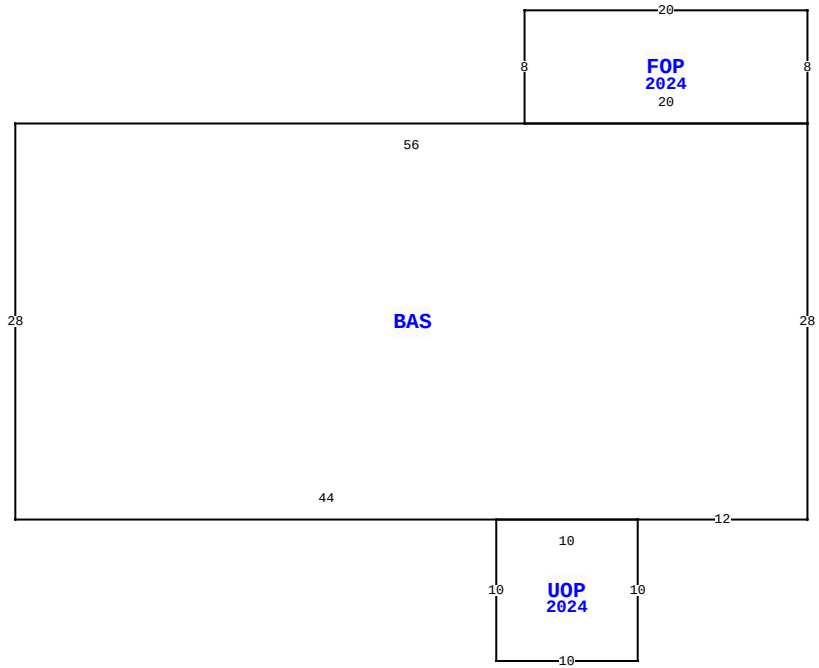
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.12 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	101,599
FOP	160	35	2024	56	3,628
UOP	100	25	2024	25	1,620
TOTALS	1,828			1,649	106,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,649	119.0000	117.81	194,269	1987	2007	0	0	0	45.00	55.00

1 MANUF 2 100% - 2025 Heated Area: 1568 HX Base Yr 2025



398 SW CALIFORNIA 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		106,848
TOTAL MARKET OB/XF VALUE		9,450
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		134,298
SOH/AGL Deduction		0
ASSESSED VALUE		134,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,576
TOTAL JUST VALUE		134,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2747	4/28/2023	WD	Q	I	01	167,900
GRANTOR: BROAD HOMES LLC						
GRANTEE: PETRUCELLI THOMAS I						
1462/2052	3/22/2022	WD	Q	I	01	60,200
GRANTOR: SIEBLER JOHN						
GRANTEE: BROAD HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S28 E44 E12 N28 $
UOP=[YR=2024;ORIG=-22,28] S10 E10 N10 W10 $
FOP=[YR=2024;ORIG=-20,-8] S8 E20 N8 W20 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	50	2006	2006	3	50	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	75	2006	2006	3	75	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,450

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 10/10/2023 BY ME Total Acres: 0.94 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/28/2025 BY SYS