

LOT 44 UNIT 12 THREE RIVERS ESTA
368-576, 881-2051, DC 1190-994,

LOPEZ SHELIA
737 SW MANATEE TER
FORT WHITE, FL 32038

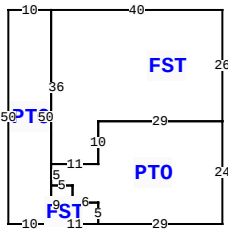
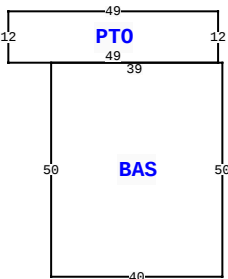
2025

00-00-00-00889-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floor	14	CARPET 70
Interior Floor	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100SINGLE FAMILY	
MAP NUM		MKT AREA 02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,766	73.7372	82.59	228,444	1963	1963	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2022				Heated Area: 2000				HX Base Yr 2022					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	107,367
FST	75	55		41	2,201
FST	1,150	55		632	33,928
PTO	500	5		25	1,342
PTO	588	5		29	1,557
PTO	775	5		39	2,094
TOTALS	5,088			2,766	148,489

TOTALS		5,088				2,766		148,489		737 SW MANATEE TER, FORT WHITE					XF DATE							LAND DATE		04/30/2024		MLU	
															INC DATE							AG DATE					
EXTRA FEATURES																											
L N	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	0190	FPLC PF		0	100	0	0	1.00		UT	1,200.00		1,200.00		100	0	0 3		100	1,200							
2	0060	CARPORT F		0	100	20	32	1.00		UT	0.00		0.00		100	0	0 3		100	200							
3	0166	CONC, PAVMT		0	100	0	0	1.00		UT	0.00		0.00		100	0	0 3		100	500							
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LAND DESCRIPTION										TOTAL OB/XF						1,900		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		148,489	
TOTAL MARKET OB/XF VALUE		1,900	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		168,389	
SOH/AGL Deduction		25,093	
ASSESSED VALUE		143,296	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		92,574	
TOTAL JUST VALUE		168,389	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043458	Roof Replacement	4,000	12/29/2021
32763	REMODEL	75	03/11/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1429/2066	2/20/2021	WD	U	I	11	0	
GRANTOR: ISSAC JOSEPH							
GRANTEE: LOPEZ SHELIA							
1429/2064	2/02/2021	WD	Q	I	01	135,000	
GRANTOR: DSV SPV1 LLC							
GRANTEE: LOPEZ SHELIA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,-40] N50 W1 W39 S50 E40 \$													
FST=[ORIG=0,0] W40 S36 E11 N10 E29 N26 \$													
PTO=[ORIG=-40,36] S5 E5 S4 E6 S5 E29 N24 W29 S10 W11 \$													
PTO=[ORIG=-1,-90] N12 W49 S12 E49 \$													
PTO=[ORIG=-40,0] W10 S50 E10 N50 \$													
FST=[ORIG=-40,41] S9 E11 N5 W6 N4 W5 \$													
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