LOTS 44 & 45 UNIT 14 THREE RIVER
693-686, 771-1744, DC 1310-1767,

GILLISPIE CHARLES DAVID II/GILLISPIE SHANNON K
445 SW CALIFORNIA TER
FORT WHITE, FL 32038

2026

00-00-00-00916-000

BUILDING CHARACTERISTICS

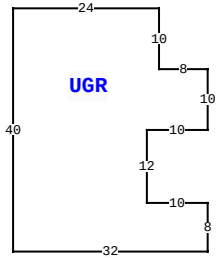
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.14	1.00/

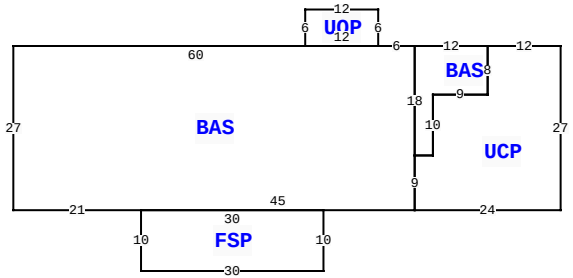
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100		126	3,605
BAS	1,782	100		1,782	50,980
FSP	300	40		120	3,433
UCP	522	20		104	2,975
UGR	1,080	45		486	13,904
UOP	72	25		18	515
TOTALS	3,882			2,636	75,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,636	119.2000	71.52	188,527	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1908 HX Base Yr 2018





445 SW CALIFORNIA TER, FORT WHITE

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,411
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		120,211
SOH/AGL Deduction		65,204
ASSESSED VALUE		55,007
TOTAL EXEMPTION VALUE	HX HB DX	35,007
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		120,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,211

PRMT:1:1: 28X66

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048265	Electrical Servic	0	09/25/2023
7125	M H	60	05/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/2568	11/01/2016	WD	Q	I	01	60,000
GRANTOR: RICHARD A, DAVID M &						
GRANTEE: CHARLES DAVID II &						
1314/1906	5/03/2016	PB	U	I	18	4,000
GRANTOR: CLERK OF COURT (BEVER						
GRANTEE: RICHARD A, DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 W60 S27 E21 E45 N9 N18 $
UGR=[ORIG=0,-30] N8 W10 N12 E10 N10 W8 N10 W24 S40 E32 $
UCP=[ORIG=0,27] E24 N27 W12 S8 W9 S10 W3 S9 $
FSP=[ORIG=-45,27] S10 E30 N10 W30 $
BAS=[ORIG=0,18] E3 N10 E9 N8 W12 S18 $
UOP=[ORIG=-6,0] N6 W12 S6 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 02/08/2016 BY DF Total Acres: 1.78 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 09/11/2025 BY SYS