LOT 2 UNIT 17 THREE RIVERS ESTAT

WD 1053-1381, WD 1057-1062, WD

CHASTAIN TERRY L/CHASTAIN LISA M
828 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-00935-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

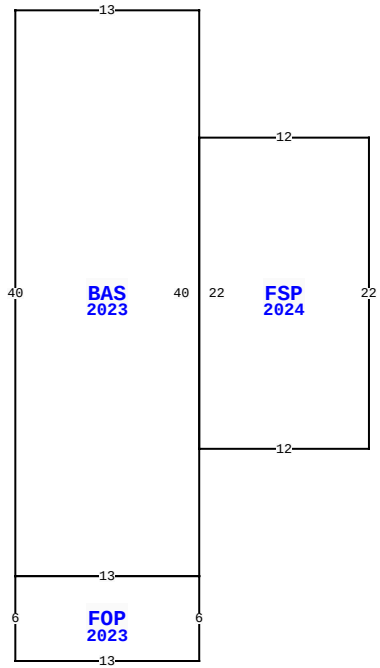
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2023	520	52,422
FOP	78	35	2023	27	2,722
FSP	264	40	2024	106	10,686
TOTALS	862			653	65,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	653	109.5000	108.40	70,785	2017	2020	0	0	0	7.00	93.00

1 MANUF 2 0% - 2025 Heated Area: 520 HX Base Yr



828 SW CENTRAL 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	65,830
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	91,830
SOH/AGL Deduction	0
ASSESSED VALUE	91,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,830
TOTAL JUST VALUE	91,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042908	Mobile Home		10/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1102	2/01/2024	WD	Q	I	01	160,000
GRANTOR: PRUITT GLORIA N						
GRANTEE: CHASTAIN TERRY L						
1466/933	5/04/2022	WD	Q	I	03	140,000
GRANTOR: BROWNING TIFFANY						
GRANTEE: PRUITT GLORIA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,7] E13 S40 W13 N40 $
FOP=[YR=2023;ORIG=18,47] E13 S6 W13 N6 $
FSP=[YR=2024;ORIG=31,38] E12 N22 W12 S22 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0		A-1	200.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/06/2024 BY TP Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/12/2025 BY SYS