LOTS 1 & 2 THREE RIVERS ESTATES
740-1545, 800-2099, DC 1096-169,

WERELY CHRISTOPHER DEAN
1720 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01035-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

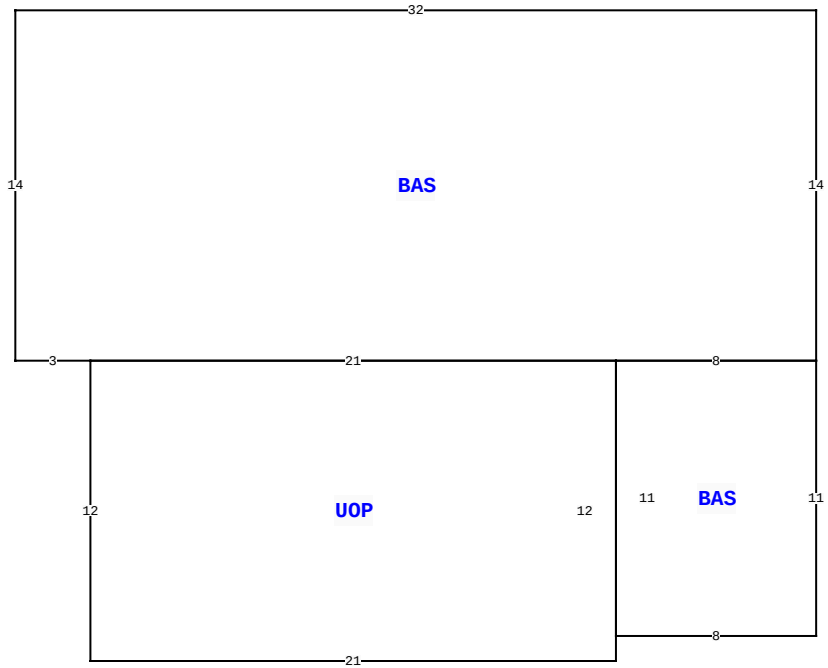
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	8,099
BAS	448	100		448	41,231
UOP	252	20		50	4,602
TOTALS	788			586	53,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	586	115.3280	129.17	75,694	2001	2001	0	0	0	28.75	71.25

2 SINGLE FAM – 0% - 0 Heated Area: 536 HX Base Yr



1720 SW UTAH ST, 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	53,932
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	80,932
SOH/AGL Deduction	36,342
ASSESSED VALUE	44,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,590
TOTAL JUST VALUE	80,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,674

BLDG:1:1: CRES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19413	PUMP/UTPOL	30	04/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1725	1/31/2025	WD	Q	I	01	140,000
GRANTOR: GRANTHAM EDWARD						
GRANTEE: WERELY CHRISTOPHER						
1105/0309	12/13/2006	WD	Q	I		30,000
GRANTOR: KEITH D ROBERTSON						
GRANTEE: EDWARD & FRANCESCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S14 E3 UOP= S12 E21 N12 W21$ E21 BAS= S11 E8 N11 W8$ E8 N14$.

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			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/02/2025 BY TP Total Acres: 1.34 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2025 BY SYS