LOTS 170 & 171 UNIT 18 THREE
RIVERS ESTATES.

CALDWELL TRUST
469 SW DELAWARE WAY
FORT WHITE, FL 32038

2026

00-00-00-01145-000

BUILDING CHARACTERISTICS

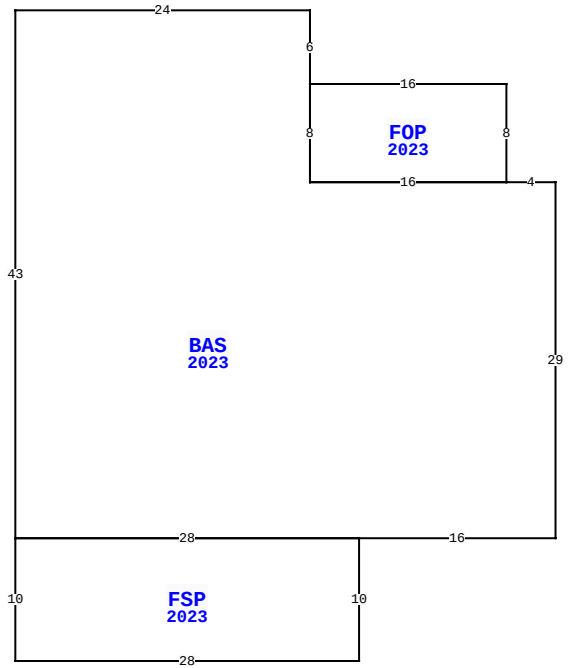
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,612	100	2023	1,612	242,661
FOP	128	30	2023	38	5,720
FSP	280	40	2023	112	16,860
TOTALS	2,020			1,762	265,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,762	127.2040	155.19	273,445	2022	2022	0	0	0	3.00	97.00

1 SFR PILING 100% - 2024 Heated Area: 1612 HX Base Yr 2024



469 SW DELAWARE WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		265,242
TOTAL MARKET OB/XF VALUE		55,000
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		352,642
SOH/AGL Deduction		240,050
ASSESSED VALUE		112,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,870
TOTAL JUST VALUE		352,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050899	Storage Building	18,000	09/24/2024
000044050	Storage Building	50,000	03/31/2022
041248	SFR		02/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/0022	8/25/2015	WD	U	V	11	100
GRANTOR: WESLEY CALDWELL & NAN						
GRANTEE: WESLEY W CALDWELL J						
1263/2328	10/17/2013	WD	Q	V	01	15,000
GRANTOR: KATHERINE C KELLY						
GRANTEE: WESLEY CALDWELL & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W4 W16 N8 N6 W24 S43 E28 E16 N29 $
FOP=[YR=2023;ORIG=60,2] E16 S8 W16 N8 $
FSP=[YR=2023;ORIG=36,39] E28 S10 W28 N10 $
.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	30	80	2,400.00	UT	20.00	20.00	100	2023	2022		100	48,000	

LAND DESCRIPTION

TOTAL OB/XF 55,000

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	0100	C	SFR	100		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 12/20/2024 BY randall Total Acres: 1.84 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 10/10/2025 BY SYS