

LOTS 52 THREE RIVERS ESTATES UNI
228-454, 424-317, 424-318, 764-1

WILSON DAVID L
452 SW NEWARK DRIVE
FORT WHITE, FL 32038

2026

00-00-00-01186-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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		02
NEIGHBORHOOD/LOC	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,608
UOP	128	25		32	1,884
TOTALS	1,344			1,248	73,493

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	14	20	280.00	UT	14.00	14.00	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

REVIEW DATE 12/10/2015 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,248	113.9000	107.07	133,623	1999	1998	0	0	45.00	55.00
2 MANUF 1 100% - 2005 Heated Area: 1216 HX Base Yr 2005											
452 SW NEWARK DR, FORT WHITE											

452 SW NEWARK DR, FORT WHITE				XF DATE						LAND DATE		04/30/2024	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
280.00	UT	14.00	14.00	100	2006	2006	3	100	3,920				
1.00	UT	0.00	0.00	100	2015	2015	3	100	600				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
1.00	UT	0.00	0.00	100	2015	2015	3	100	800				

COLUMBIA COUNTY PROPERTY											PAGE 1 of 1		3
VALUATION SUMMARY													
VALUATION BY											STANDARD		
Tax Group: 3											Tax Dist:		
BUILDING MARKET VALUE											73,493		
TOTAL MARKET OB/XF VALUE											12,320		
TOTAL LAND VALUE - MARKET											20,000		
TOTAL MARKET VALUE											105,813		
SOH/AGL Deduction											56,822		
ASSESSED VALUE											48,991		
TOTAL EXEMPTION VALUE											HX HB 25,000		
BASE TAXABLE VALUE											23,991		
TOTAL JUST VALUE											105,813		
NCON VALUE											0		
INCOME VALUE													
PREVIOUS YEAR MKT VALUE											105,813		
BLDG:1:1: CNCR MH													
PRMT:1:1: LOT 52 SMITH													
PERMIT NUM				DESCRIPTION				AMT			ISSUED		
000051314				Generator				0			10/30/2024		
16794				M H				125			03/24/2000		
12984				M H				125			08/27/1997		
SALES DATA													
OFF RECORD Number			DATE			TYPE INST	Q U	V I	V I	RSN CD		SALE PRICE	
1022/0510			7/15/2004			WD	Q	I				32,000	
GRANTOR: NANCY HOLLIFIELD													
GRANTEE: DAVID L WILSON													
1022/0509			7/15/2004			WD	Q	I	04			100	
GRANTOR: SUSAN BYNUM													
GRANTEE: NANCY HOLLIFIELD													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W76 S16 E42 UOP= S8 E16 N8 W16\$ E34 N16\$.													