LOT 31 UNIT 20 THREE RIVERS ESTA
912-952, LE 1249-1823, DC 1481-1

WHEARY KAREN L
1702 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01258-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

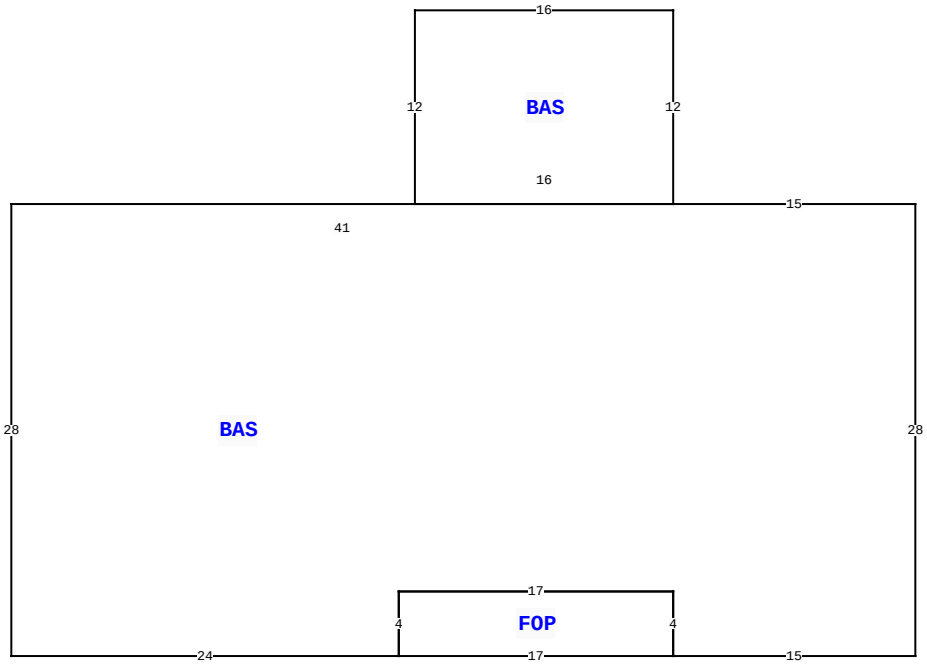
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	100000.20	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	17,215
BAS	1,500	100		1,500	134,495
FOP	68	30		20	1,793
TOTALS	1,760			1,712	153,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	114.3660	128.09	219,290	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2002 Heated Area: 1692 HX Base Yr 2002



1702 SW NEWARK DR, 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		153,503
TOTAL MARKET OB/XF VALUE		1,794
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		175,297
SOH/AGL Deduction		55,430
ASSESSED VALUE		119,867
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		64,145
TOTAL JUST VALUE		175,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190	ADDN SFR	85	11/26/2002
18223	SFR	267	04/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1053	2/06/2023	QC	P	I	98	100
GRANTOR: WHEARY KAREN L						
GRANTEE: WHEARY KAREN						
1249/1823	1/31/2013	WD	U	I	14	100
GRANTOR: ROBERT E & KAREN L WH						
GRANTEE: ROBERT E & KAREN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N12 W16 S12 E16$ W41 S28 E24 FOP= E17 N4 W17 S4$ N4 E17 S4 E15 N28$.

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	0166	CONC,PAVMT	0	100	0	0	396.00	UT	1.50	1.50	100	2001	2001	3	100	594	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,794

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 11/15/2022 BY JS Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/14/2025 BY SYS