LOT 86 UNIT 20 THREE RIVERS ESTA

766-122, 784-1864, 816-1016, 816

KLINE DAVID B/KLINE CELIA R
2316 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01278-000

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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

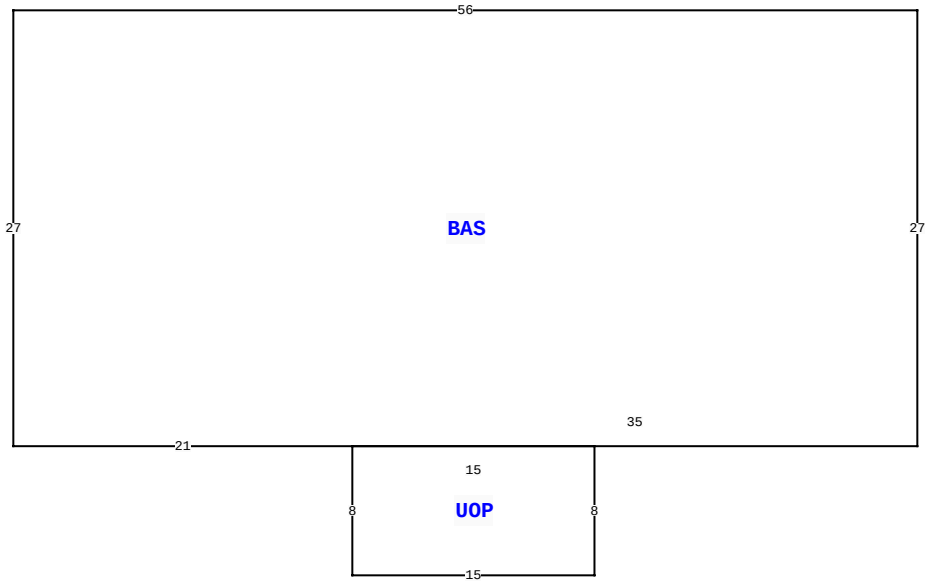
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	78,420
UOP	120	25		30	1,556
TOTALS	1,632			1,542	79,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,542	115.0000	94.30	145,411	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1512 HX Base Yr 2023



2316 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		79,976
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		108,376
SOH/AGL Deduction		10,350
ASSESSED VALUE		98,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,304
TOTAL JUST VALUE		108,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10670	M H	125	01/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/2572	7/01/2022	WD	U	I	34	100
GRANTOR: SUWANNEE FISH COMPANY						
GRANTEE: KNIGHT NANCY						
1470/879	6/23/2022	WD	Q	I	01	140,000
GRANTOR: KNIGHT NANCY E						
GRANTEE: KLINE DAVID B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E21 UOP= S8 E15 N8 W15$ E35 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	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 09/19/2022 BY CP Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 10/03/2025 BY SYS