LOT 87 UNIT 20 THREE RIVERS ESTA

417-267, 527-421, 814-972,

CASON CINDY A
2304 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01279-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

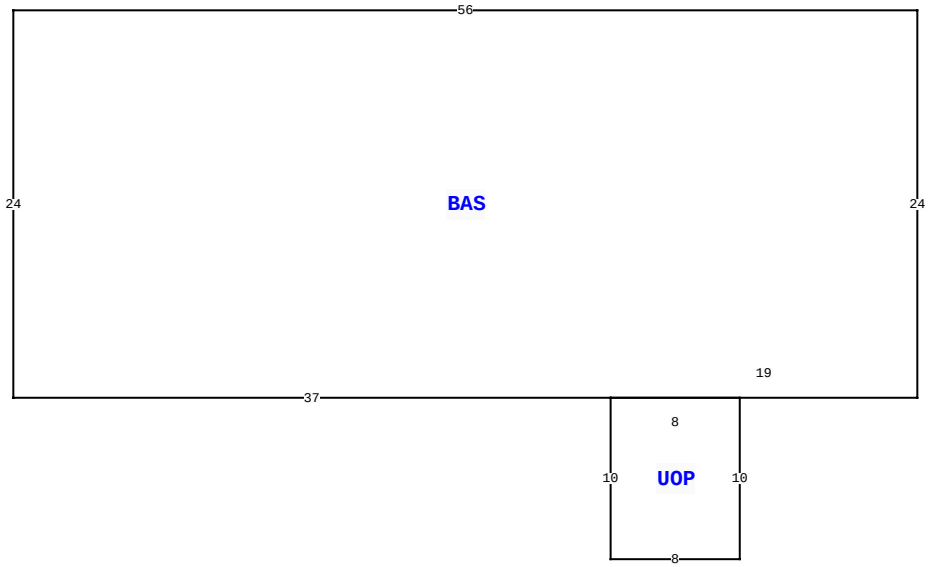
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	1,344	100		1,344	37,707
UOP	80	25		20	561
TOTALS	1,424			1,364	38,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,364	116.9000	70.14	95,671	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1344 HX Base Yr 1996



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

2304 SW NEWARK DR, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,268
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		65,568
SOH/AGL Deduction		42,174
ASSESSED VALUE		23,394
TOTAL EXEMPTION VALUE	HX HB	23,394
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		65,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,568

BLDG:1:1: VOGA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052312	Roof Replacement	9,450	02/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0391/0183	11/01/1977	03	Q	V		1,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E37 UOP= S10 E8N10 W8$ E19 N24$.

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	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	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 7,300

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	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 03/10/2025 BY jerry Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2025 BY SYS