LOTS 89 & 90 UNIT 20 THREE RIVER
694-421, 732-427, 740-361, 771-2

STRAKER CALVIN MICHAEL/COREY GAIL E
2270 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01281-000

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	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
Quality	05	05

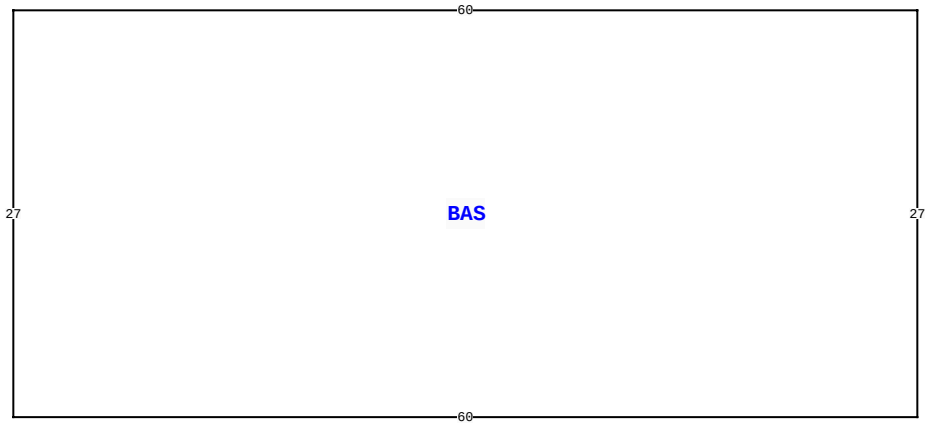
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	107.07	173,453	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1620 HX Base Yr 2022



2270 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		95,399
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		143,599
SOH/AGL Deduction		14,879
ASSESSED VALUE		128,720
TOTAL EXEMPTION VALUE	HX HB SX WX DX	110,722
BASE TAXABLE VALUE		17,998
TOTAL JUST VALUE		143,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042395	Roof Replacement	10,283	07/23/2021
25868	M H	412	05/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/756	1/15/2021	WD	Q	I	01	124,900
GRANTOR: RUSSELL ANTHONY M						
GRANTEE: STRAKER CALVIN MICH						
1324/1999	10/28/2016	WD	Q	I	01	89,000
GRANTOR: ROBERT E & VICKIE A S						
GRANTEE: ANTHONY M RUSSELL (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	2007	2007	3	100	1,200	
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 8,200

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	200.00	400.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 04/25/2022 BY JS Total Acres: 1.84 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS