LOT 94 UNIT 20 THREE RIVERS ESTA
WD 1020-134, WD 1076-366, WD 110

DOWNEY TIMOTHY J
2174 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01284-000

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

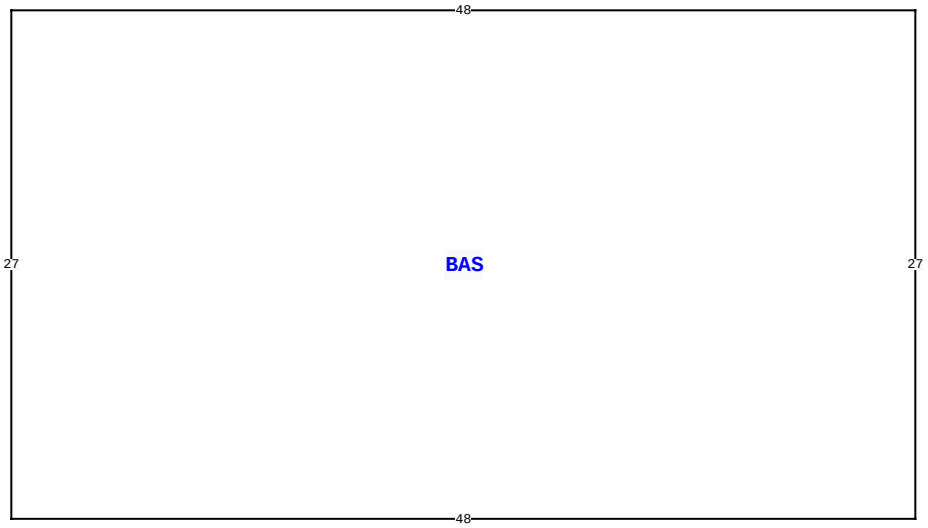
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	80,483
TOTALS	1,296			1,296	80,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	107.07	138,763	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr



2174 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	80,483
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	108,383
SOH/AGL Deduction	0
ASSESSED VALUE	108,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,383
TOTAL JUST VALUE	108,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25988	M H	342	07/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/545	5/29/2025	QC	U	I	11	0
GRANTOR: DOWNEY DANIEL A						
GRANTEE: DOWNEY TIMOTHY J						
1457/527	1/13/2022	QC	U	I	11	100
GRANTOR: DOWNEY MELODY L						
GRANTEE: DOWNEY MELODY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0		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 02/05/2016 BY DF Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 10/03/2025 BY SYS