LOTS 1 & 2 UNIT 21 THREE RIVERS
477-528, 663-261, 771-2250, 928-

DENUNZIO CHRIS ANTHONY TRUST
840 SW ILLINOIS ST
FORT WHITE, FL 32038

2026

00-00-00-01297-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

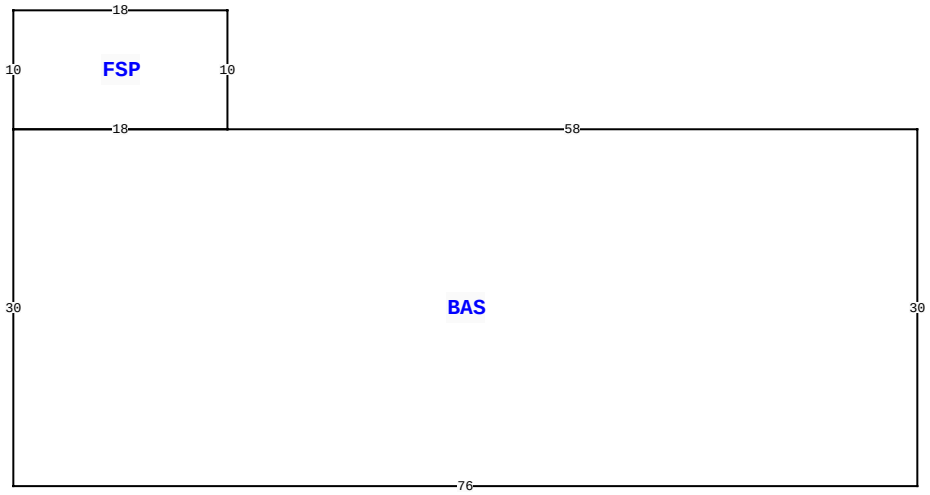
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	134,266
FSP	180	40		72	4,240
TOTALS	2,460			2,352	138,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,352	113.9000	107.07	251,829	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 2280 HX Base Yr 2021



840 SW ILLINOIS ST, 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		138,506
TOTAL MARKET OB/XF VALUE		17,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		197,506
SOH/AGL Deduction		55,211
ASSESSED VALUE		142,295
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,573
TOTAL JUST VALUE		197,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22312	M H	300	09/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2777	6/05/2020	WD	U	I	30	100
GRANTOR: CHRIS ANTHONY DENUNZI						
GRANTEE: CHRIS ANTHONY DENUN						
1412/0858	5/22/2020	WD	U	I	12	75,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CHRIS DENUNZIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 FSP= N10 W18 S10 E18$ W18 S30 E76 N30$.

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	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2006	2006	3	100	1,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
4	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 17,000

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	0.00	0.00	1.00	LT		1.00	1.00	1.10	20,000.00	22,000.00	22,000							
2	0000	C	VAC RES	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 02/03/2016 BY DF Total Acres: 2.11 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/06/2025 BY SYS