LOT 31 UNIT 21 THREE RIVERS ESTA

664-335, 814-2391, 816-1573, WD

BAXTER WANDA
250 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01314-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

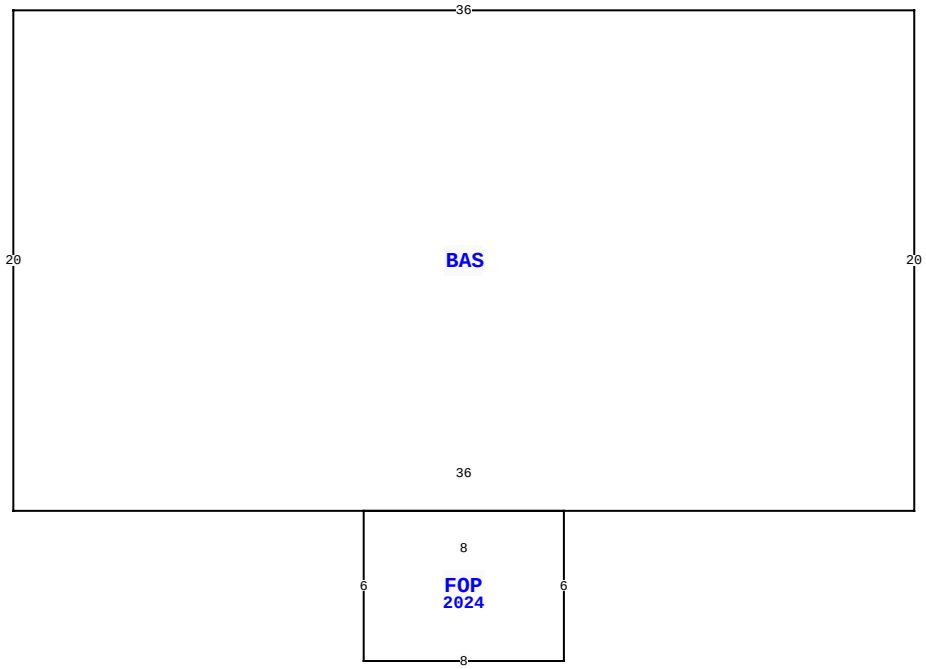
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	720	100		720	96,258
FOP	48	30	2024	14	1,872
TOTALS	768			734	98,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	136.4220	152.79	112,148	1990	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2024 Heated Area: 720 HX Base Yr 2024



250 SW TRENTON TER, 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		98,130
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		121,130
SOH/AGL Deduction		0
ASSESSED VALUE		121,130
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		20,408
TOTAL JUST VALUE		121,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045980	Electrical Servic	0	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2194	6/23/2023	WD	Q	I	01	170,000
GRANTOR: MCDOUGAL JOSHUA						
GRANTEE: BAXTER WANDA						
1478/15	10/25/2022	CT	U	V	18	49,300
GRANTOR: WINGROVE ROMMA LEON						
GRANTEE: MCDOUGAL JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S20 E36 N20 $
FOP=[YR=2024;ORIG=-22,20] E8 S6 W8 N6 $
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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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 10/06/2023 BY TP Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS