LOT 50 UNIT 21 THREE RIVERS ESTA
WD 1032-2412, WD 1039-1300, WD 1

WHITEHEAD LELAND S II/WHITEHEAD ALANNA M
305 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01327-050

BUILDING CHARACTERISTICS

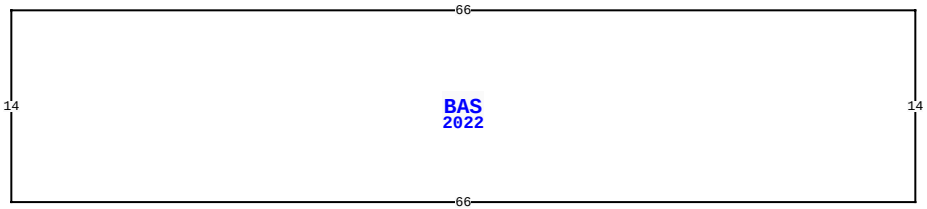
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
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	924	100	2022	924	50,088
TOTALS	924			924	50,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	104.8500	98.56	91,069	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 924 HX Base Yr 2024



305 SW TRENTON TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,088
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		75,338
SOH/AGL Deduction		16,549
ASSESSED VALUE		58,789
TOTAL EXEMPTION VALUE	HX HB	33,789
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36576	TR/TRAILER	0	04/13/2018
23045	M H	340	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/592	7/28/2022	WD	Q	I	01	65,500
GRANTOR: CHANDLEY LEE SHAVER						
GRANTEE: WHITEHEAD LELAND S						
1334/1091	4/05/2017	WD	Q	I	01	21,900
GRANTOR: EARL C & MATTIE P MAR						
GRANTEE: LEE SHAVER CHANDLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=17,15] E66 S14 W66 N14 $
.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	25	2006	2006	3	25	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
3	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 7,250

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	0700	C	MISC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/25/2022 BY ME Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2025 BY SYS