LOT 57 UNIT 21 THREE RIVERS ESTA
TD 1284-2398, QT 1293-1982, WD 1

RITCHEY MICHAEL W JR
437 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01330-057

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
Units		0 100
Quality	05	05

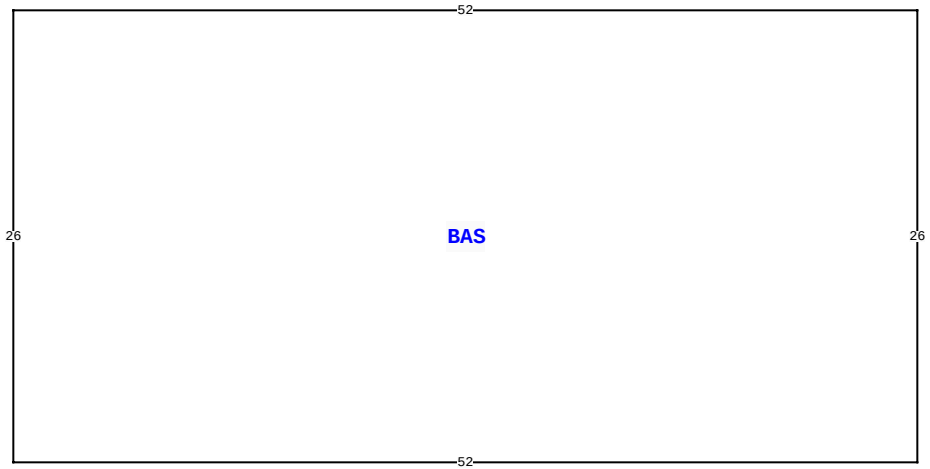
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	124,493
TOTALS	1,352			1,352	124,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,352	113.9000	107.07	144,759	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2022 Heated Area: 1352 HX Base Yr 2022



437 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		124,493
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		16,200
TOTAL MARKET VALUE		147,693
SOH/AGL Deduction		31,809
ASSESSED VALUE		115,884
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,162
TOTAL JUST VALUE		147,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36054	M H	719	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/715	12/22/2020	WD	Q	I	01	124,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: RITCHEY MICHAEL W J						
1427/852	12/22/2020	WD	U	I	11	100
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: RITCHEY MICHAEL W J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	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 7,000

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	200.00	400.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 09/29/2020 BY JB Total Acres: 0.92 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 11/14/2025 BY SYS