LOT 76 UNIT 21 THREE RIVERS ESTA
627-47, 708-603, 774-1702, 791-1

BERG SHAWN/BERG KATRINA
181 SW ALBANY TER
FORT WHITE, FL 32038

2026

00-00-00-01343-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

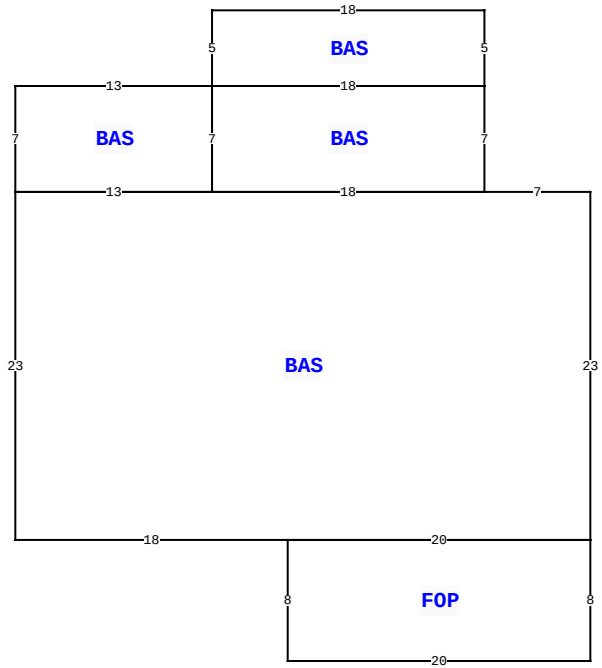
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	90	100		90	7,469
BAS	91	100		91	7,552
BAS	126	100		126	10,457
BAS	874	100		874	72,535
FOP	160	30		48	3,984
TOTALS	1,341			1,229	101,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	114.0000	127.68	156,919	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1181 HX Base Yr 2021



181 SW ALBANY 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		101,997
TOTAL MARKET OB/XF VALUE		9,280
TOTAL LAND VALUE - MARKET		10,800
TOTAL MARKET VALUE		122,077
SOH/AGL Deduction		35,541
ASSESSED VALUE		86,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,814
TOTAL JUST VALUE		122,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,077

XFOB:1:1: ORB 708-603 "89 & 774-1702 "93

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/2354	1/08/2020	WD	Q	I	01	80,000
GRANTOR: DONALD & PHYLLIS RATH						
GRANTEE: SHAWN & KATRINA BER						
0791/1720	6/03/1994	QC	Q	I	01	25,000
GRANTOR: K WESLEY ROBERTS & LY						
GRANTEE: DONALD & PHYLLIS RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 BAS= N7 BAS= N5 W18 S5 E18$ W18 S7 E18$ W18 BAS= N7 W13 S7 E13$ W13 S23 E18 FOP= S8 E20 N8 W20$ E20 N23$.

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	0070	CARPORT UF	0	100	12	24	288.00	UT	1.50	1.50	100	1993	1993	3	100	432	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	6	12	72.00	UT	15.00	15.00	60	2016	2016	3	60	648	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,280

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	0102	C	SFR/MH	100		A-1	100.00	200.00	1.00	LT		1.00	1.00	0.60	18,000.00	10,800.00	10,800							

REVIEW DATE 06/14/2017 BY RP Total Acres: 0.46 Total Land Value: 10,800 Market: 0 Agricultural: 0 Common: 10,800 PRINTED 11/14/2025 BY SYS