LOTS 86-A, 90, & 91 UNIT 21 THRE
ESTATES.

HOUSER DAVID W/RICHARD KRISTINE S
440 SW ALBANY TER
FORT WHITE, FL 32038

2025

00-00-00-01351-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

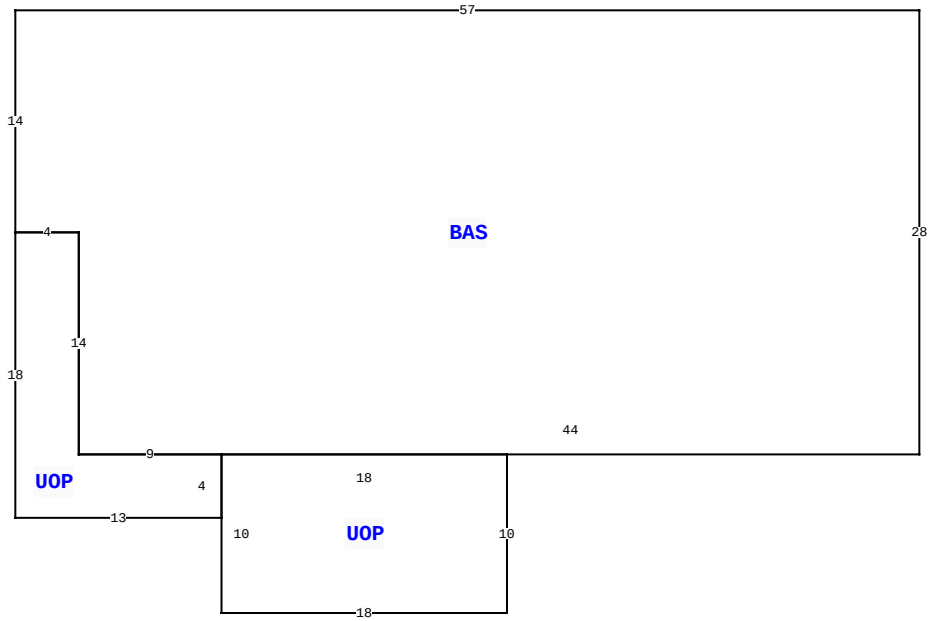
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	1,540	100		1,540	92,357
UOP	108	25		27	1,619
UOP	180	25		45	2,699
TOTALS	1,828			1,612	96,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,612	116.0000	109.04	175,772	1991	1991	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 2023 Heated Area: 1540 HX Base Yr



440 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	96,675
TOTAL MARKET OB/XF VALUE	20,800
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	171,475
SOH/AGL Deduction	0
ASSESSED VALUE	171,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,475
TOTAL JUST VALUE	171,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,576

XFOB:1:1: 1991 HOME OF MERIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047606	Electrical Servic	0	07/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/224	3/03/2022	WD	Q	I	01	160,000
GRANTOR: MURPHY GERALD M						
GRANTEE: HOUSER DAVID W						
1322/2511	9/26/2016	WD	Q	I	01	50,000
GRANTOR: KATHRYN L HOBBS						
GRANTEE: GERALD M MURPHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W57 S14 E4 S14 E9 E44 N28 $
UOP=[ORIG=-44,28] S10 E18 N10 W18 $
UOP=[ORIG=-57,14] S18 E13 N4 W9 N14 W4 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2017	2017		60	3,600	
4	0030	BARN,MT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2017	2017		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 20,800

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	0000	C	VAC RES	0		A-1	50.00	200.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0102	C	SFR/MH	0		A-1	160.00	350.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
3	0000	C	VAC RES	0		A-1	587.00	180.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/11/2024 BY TW Total Acres: 3.94 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2025 BY SYS