LOT 109 UNIT 21 THREE RIVERS EST
855-533, DC 1221-1928, WD 1338-1

RUSSELL MICHELLE
502 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01365-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

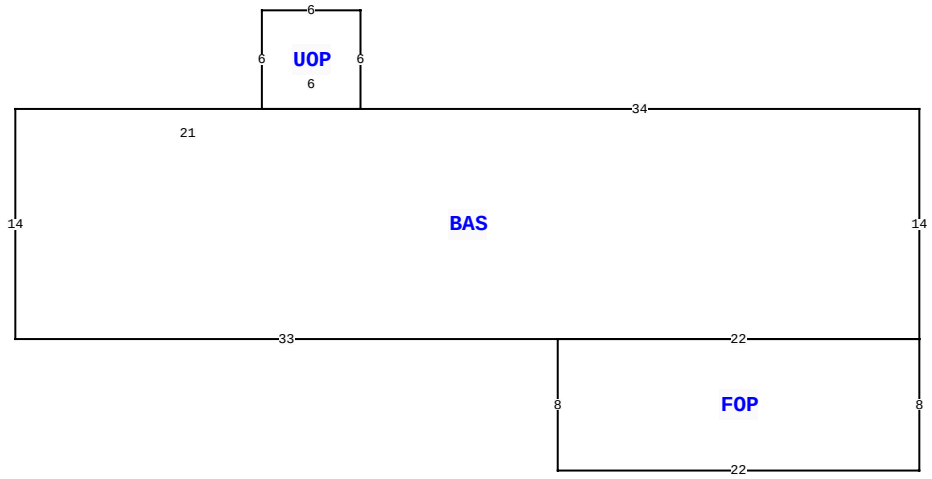
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 100000.21 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100		770	45,382
FOP	176	35		62	3,654
UOP	36	25		9	530
TOTALS	982			841	49,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	841	114.0000	107.16	90,122	1979	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 770 HX Base Yr



502 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	49,567
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	75,367
SOH/AGL Deduction	0
ASSESSED VALUE	75,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,367
TOTAL JUST VALUE	75,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/393	6/16/2025	QC	U	I	11	0
GRANTOR: SLATER MARK W						
GRANTEE: RUSSELL MICHELLE						
1430/830	1/20/2021	WD	U	I	37	15,000
GRANTOR: RATHBURN DON R						
GRANTEE: SLATER MARK W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N6 W6 S6 E6$ W21 S14 E33 FOP= S8 E22 N8 W22$ E22 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0200	C	MBL HM	0		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 01/29/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/13/2025 BY SYS