LOT 139 UNIT 21 THREE RIVERS EST
648-195, 703-276, 713-254, 868-1

PEARCE BEMORY L/PEARCE EUGINIA W
2177 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01377-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

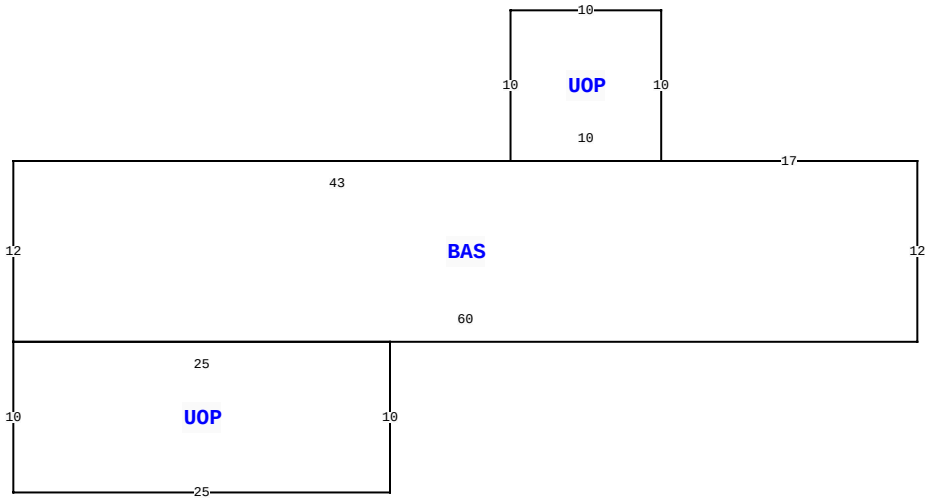
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	720	100		720	11,604
UOP	100	25		25	403
UOP	250	25		62	999
TOTALS	1,070			807	13,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	807	67.1490	40.29	32,514	1968	1968	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 720 HX Base Yr 2000



2177 SW NEWARK DR, 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		13,006
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		40,106
SOH/AGL Deduction		23,474
ASSESSED VALUE		16,632
TOTAL EXEMPTION VALUE	HX HB WX SX	16,632
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		40,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18464	M H	125	06/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0868/1823	11/04/1998	WD	Q	V		15,875
GRANTOR: POPE						
GRANTEE: PEARCE						
0713/0254	3/06/1990	WD	U	V		1,900
GRANTOR: REHBERG W J						
GRANTEE: WALTER PHILLIP POPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N10 W10 S10 E10$ W43 S12 UOP= S10 E25 N10W25$ E60 N12$.

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	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	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 7,100

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/05/2016 BY DF Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/11/2025 BY SYS