

LOTS 149 & 150 UNIT 21 THREE RIV
417-659, 877-1517, 880-54, 917-9

GIBSON KIM/GIBSON ROGER A JR
1965 SW NEWARK FR
FORT WHITE, FL 32038

2026

00-00-00-01384-000



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	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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0202MOBILE HOME/M HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	102,041
UCP	384	20		77	4,694
UOP	280	25		70	4,267
UOP	288	25		72	4,389
TOTALS	2,626			1,893	115,391

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0210	GARAGE U	0	0	40	72	2,880.00	UT	8.00
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	200.00	400.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,893	117.9000	110.83	209,801	1998	1998		0	0	45.00	55.00
1 MANUF 1 0% - 2025 Heated Area: 1674 HX Base Yr												
1965 SW NEWARK DR, FORT WHITE												

TOTAL OB/XF 33,440												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0	0	40	72	2,880.00	UT	8.00	8.00	100	1999
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2006
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	

TOTAL OB/XF 33,440												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0200	C	MBL HM	0		A-1	200.00	400.00	2.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,508	
TOTAL MARKET OB/XF VALUE		33,440	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		238,948	
SOH/AGL Deduction		0	
ASSESSED VALUE		238,948	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,948	
TOTAL JUST VALUE		238,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28779	M H	371	08/06/2010
15460	M H	125	05/03/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1358/2662	5/01/2018	WD U	I	I	11	100	
GRANTOR: PHYLLIS A HAMMER							
GRANTEE: KIM GIBSON & ROGER							
1286/0533	12/04/2014	WD U	I	I	14	100	
GRANTOR: PHYLLIS A HAMMER (LIF							
GRANTEE: KIM GIBSON (REMAIND							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 UOP= N16 W18 S16 E18\$ W18 UCP= N16 W24 S16 E24\$ W24 S27 E19 UOP= S14 E20 N14 W20\$ E43 N27\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2				3
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										3						
Exterior Wall		31		VINYL SID 100		0201	02	820	115.1000	108.19	88,716	2009	2009	0	0	0	39.00	61.00	VALUATION BY										STANDARD					
Roof Structure		03		GABLE/HIP 100		2	MANUF	1	0%	- 2025	Heated Area: 560										HX Base Yr													
Roof Cover		14		PREFIN MT 100																														
Interior Wall		03		PLASTER 100																									169,508					
Interior Floor		08		SHT VINYL 90																									33,440					
Interior Floor		14		CARPET 10																									36,000					
Air Condition		03		CENTRAL 100																									238,948					
Heating Type		04		AIR DUCTED 100																									238,948					
Bedrooms				1 100																									0					
Bathrooms				1 100																									238,948					
Stories		1.		1. 100																									0					
Architectual Units		01		CONV 100																									238,948					
				0 100																									0					
																													242,496					