LOT 1 UNIT 22 THREE RIVERS ESTAT
741-1267, WD 1330-656, WD 1352-2

HUDGINS-WATSON KAREN LOUISE
495 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01392-001

BUILDING CHARACTERISTICS

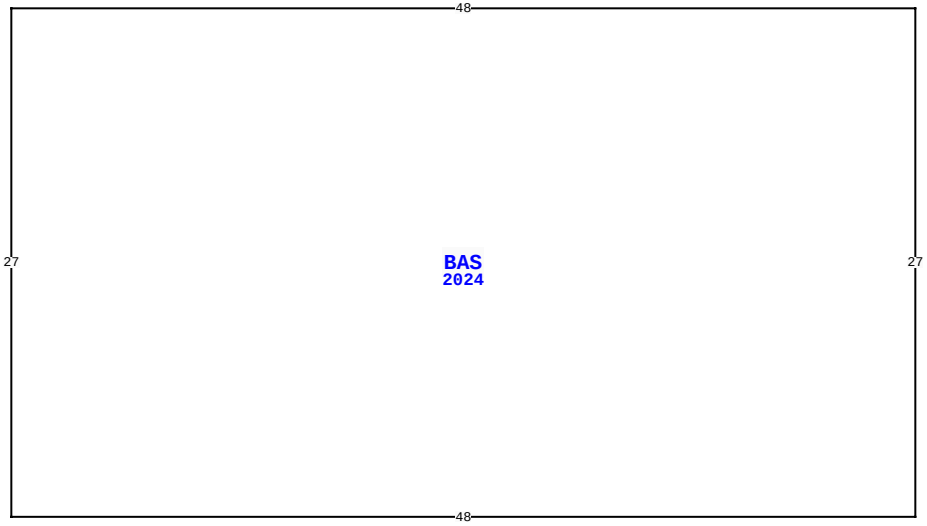
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	100000.22	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	142,084
TOTALS	1,296			1,296	142,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.0000	111.87	144,984	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2024 Heated Area: 1296 HX Base Yr 2024



495 SW NEWARK DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,084
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		167,084
SOH/AGL Deduction		0
ASSESSED VALUE		167,084
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,362
TOTAL JUST VALUE		167,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047222	Mobile Home		05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/390	4/24/2023	WD	Q	V	03	17,900
GRANTOR: HALL AARON						
GRANTEE: HUDGINS-WATSON KARE						
1385/1108	5/24/2019	WD	Q	V	01	6,300
GRANTOR: DJSTRONG PROPERTY MAN						
GRANTEE: AARON & SHAWNA L HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,12] E48 S27 W48 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.00	0.00	1.00	LT		1.00	1.00	0.90	20,000.00	18,000.00	18,000							

REVIEW DATE 08/14/2023 BY randall Total Acres: 0.78 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS