

LOT 24 UNIT 22 THREE RIVERS ESTA
678-696, 703-166, 749-1714, 752-

ATKINS LEROY
861 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01399-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	05 05
DOR CODE	0200
MAP NUM	
NEIGHBORHOOD/LOC	100000.22 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,372
UOP	40	25		10	264
TOTALS	964			934	24,635

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	934	109.9000	65.94	61,588	1992	1992	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2023 Heated Area: 924 HX Base Yr 2023											
66 14 24 42 5 8 5 8 BAS UOP											
861 SW NEWARK DR, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/30/2024 MLU											

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		24,635
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		51,635
SOH/AGL Deduction		4,734
ASSESSED VALUE		46,901
TOTAL EXEMPTION VALUE		HX HB SX 46,901
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		51,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29940	M H	510	02/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/923	3/30/2022	WD	Q	I	01	55,000

GRANTOR: MARTIN EARL

GRANTEE: ATKINS LEROY

1385/0304	5/21/2019	WD	Q	I	01	31,500
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GRANTOR: LISA B FORD

GRANTEE: EARL & MATTIE MARTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E42 UOP= S5 E8 N5 W8\$ E24 N14\$.