LOT 35 UNIT 22 THREE RIVERS ESTA
678-043, 806-1238, 832-872, WD 9

BATISTA WAYNE/BATISTA TALEENA
1069 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01408-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

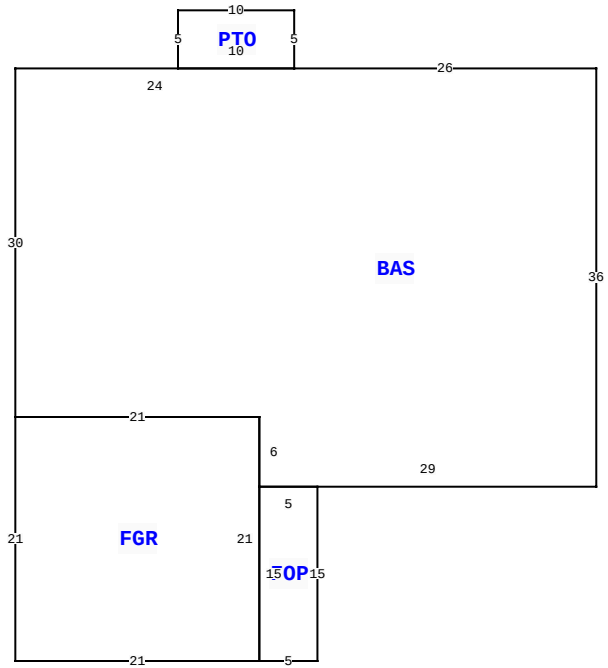
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,674	100		1,674	191,585
FGR	441	55		243	27,811
FOP	75	30		22	2,518
PTO	50	5		2	229
TOTALS	2,240			1,941	222,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	124.6168	139.57	270,905	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2021 Heated Area: 1674 HX Base Yr 2021



1069 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		222,142
TOTAL MARKET OB/XF VALUE		1,041
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		243,183
SOH/AGL Deduction		46,243
ASSESSED VALUE		196,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,218
TOTAL JUST VALUE		243,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25098	SFR	492	10/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1290	4/24/2020	WD	Q	I	01	165,000
GRANTOR: JAMES & MARILYN L KES						
GRANTEE: WAYNE & TALEENA BAT						
1091/1689	7/24/2006	WD	Q	V		26,500
GRANTOR: SUPERFICIAL						
GRANTEE: JAMES & MARILYN KES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N5 W10 S5 E10$ W24 S30 FGR= S21 E21 N21 W21$
E21 S6 FOP= S15 E5 N15 W5$ E29 N36$.

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	0166	CONC,PAVMT	0	100	0	0	347.00	UT	3.00	3.00	100	2007	2007	3	100	1,041	

LAND DESCRIPTION

TOTAL OB/XF 1,041

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/02/2016 BY DF Total Acres: 0.91 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/07/2025 BY SYS