LOT 36 UNIT 22 THREE RIVERS ESTA

806-1238, 898-668, 989-279, AG 1

SVANCAR MILAN
1089 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01408-001

BUILDING CHARACTERISTICS

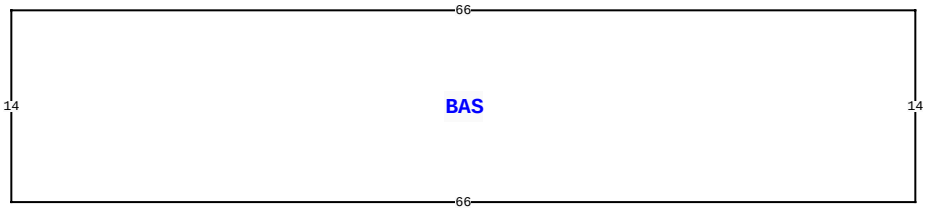
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	924	100		924	20,602
TOTALS	924			924	20,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	92.9000	55.74	51,504	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 924 HX Base Yr 2022



1089 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		20,602
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		47,602
SOH/AGL Deduction		10,533
ASSESSED VALUE		37,069
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,069
TOTAL JUST VALUE		47,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21642	M H	375	03/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0114	1/25/2020	WD	U	I	11	100
GRANTOR: STEPHANIE J ESTEP & W						
GRANTEE: MILAN SVANCAR						
1319/1698	6/29/2016	AG	U	I	11	28,900
GRANTOR: STEPHANIE J ESTEP & W						
GRANTEE: MILAN SVANCAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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			3	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	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