LOTS 40 THRU 42 THREE RIVERS EST
731-529, 972-1048, WD 1162-2278,

MULLINS KAREN RAE
1181 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01412-041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04

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	1,585	100		1,585	72,430
FOP	85	30		26	1,188
TOTALS	1,670			1,611	73,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,611	72.5314	81.24	130,878	1998	1998	0	0	10	33.75	56.25

1 SINGLE FAM 100% - 2005 Heated Area: 1585 HX Base Yr 2005

1181 SW NEWARK DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,619
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		129,419
SOH/AGL Deduction		44,511
ASSESSED VALUE		84,908
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		29,186
TOTAL JUST VALUE		129,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12727	SFR	260	07/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1716	8/12/2022	LE	U	I	14	100
GRANTOR: MULLINS KAREN RAE						
GRANTEE: MULLINS KAREN RAE (						
1261/2187	9/23/2013	TD	U	V	18	3,300
GRANTOR: CLERK OF COURT (GENIS						
GRANTEE: DELBERT & KAREN MUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1585$ FOP= 85$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	2.00	LT		1.00	1.00	0.85	20,000.00	17,000.00	34,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	20,000.00	10,000.00	10,000							

REVIEW DATE 04/27/2023 BY RP Total Acres: 2.75 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 09/23/2025 BY SYS