LOT 30 BLOCK 1 UNIT 23 THREE RIV
963-321, 963-319, 964-1080, WD 9

LOCKWOOD DOROTHY
942 SW UTAH ST
FORT WHITE, FL 32038

2026

00-00-00-01428-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

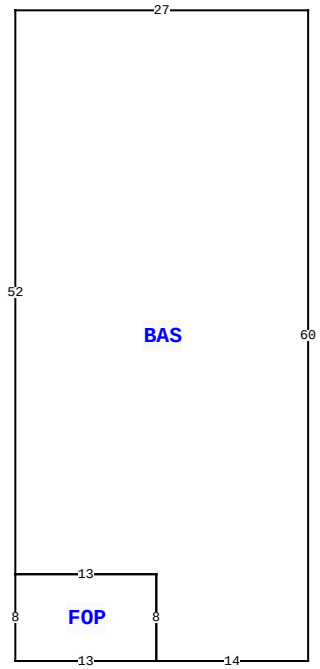
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	100,865
FOP	104	35		36	2,395
TOTALS	1,620			1,552	103,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0212	02	1,552	118.6000	120.97	187,745	2005	2005	0	0	0	45.00	55.00

1 MODULAR 3 0% - 2024 Heated Area: 1516 HX Base Yr



942 SW UTAH ST, 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	103,260
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	129,260
SOH/AGL Deduction	0
ASSESSED VALUE	129,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,260
TOTAL JUST VALUE	129,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23706	M H	493	10/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/866	5/12/2023	WD	Q	I	01	159,000
GRANTOR: DAVIS JAY S						
GRANTEE: LOCKWOOD DOROTHY						
1334/2584	4/12/2017	WD	U	I	12	33,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S52 FOP= S8 E13 N8 W13$ E13 S8 E14 N60$.

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	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0201	C	MOD HOME	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/21/2023 BY ME Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/12/2025 BY SYS