LOTS 13 & 14 BLK 4 UT 23 THREE R
698-621, 795-574, QC 1001-2957,

LINDSAY CHRISTINA
590 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01438-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	05

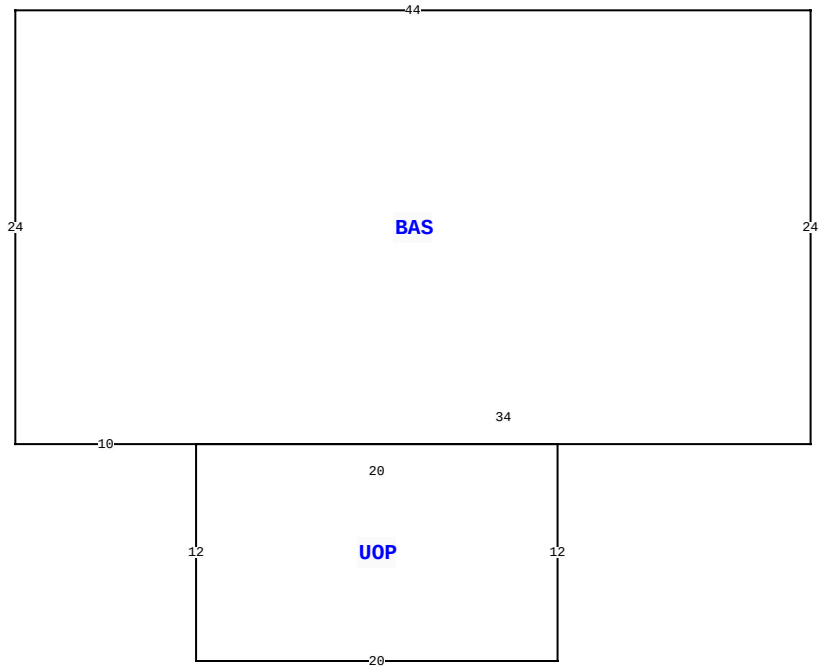
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	100,450
UOP	240	25		60	5,708
TOTALS	1,296			1,116	106,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,116	113.7000	106.88	119,278	2018	2018	0	0	0	11.00	89.00

1 MANUF 1 – 100% - 2019 Heated Area: 1056 HX Base Yr 2019



590 SW UTAH ST, 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		106,157
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		149,157
SOH/AGL Deduction		103,735
ASSESSED VALUE		45,422
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,422
TOTAL JUST VALUE		149,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36178	M H	685	01/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1060	5/30/2025	WD	Q	I	01	245,000
GRANTOR: MARSHALL CARL W						
GRANTEE: LINDSAY CHRISTINA						
1349/1362	12/11/2017	WD	U	V	11	100
GRANTOR: CHARLES EDGAR GIDDENS						
GRANTEE: CARL W & CARLA MARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E10 UOP= S12 E20 N12 W20$ E34 N24$.

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100		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 07/08/2025 BY TP Total Acres: 1.84 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/01/2025 BY SYS