LOT 25 BLOCK 4 UNIT 23 THREE RIV
819-691, 912-2445,2446, PB 1460-

HUTCHINSON SHARON C
354 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01438-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

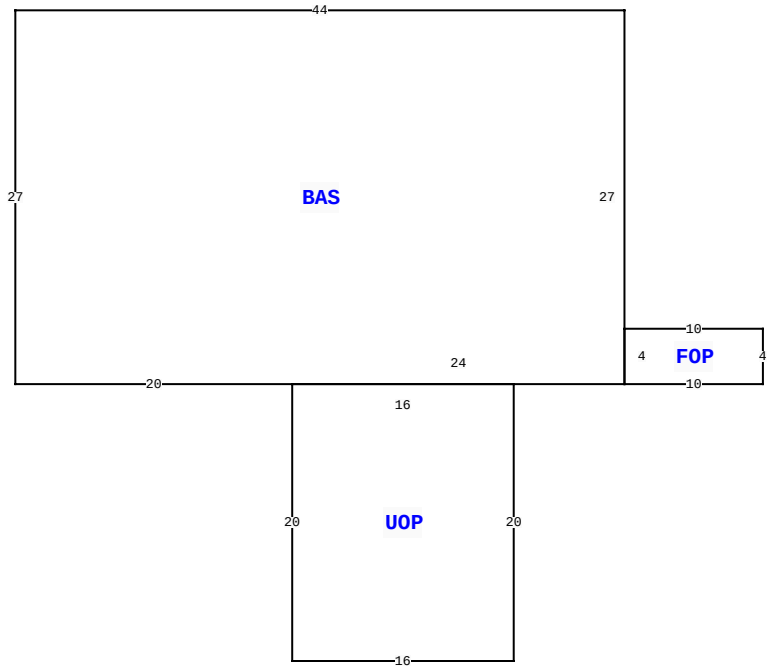
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	1,188	100		1,188	101,160
FOP	40	35		14	1,192
UOP	320	25		80	6,812
TOTALS	1,548			1,282	109,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,282	113.9000	101.37	129,956	2016	2016	0	0	0	16.00	84.00

1 MANUF 1 – 100% - 2001 Heated Area: 1188 HX Base Yr 2001



354 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		109,163
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		16,200
TOTAL MARKET VALUE		133,963
SOH/AGL Deduction		73,551
ASSESSED VALUE		60,412
TOTAL EXEMPTION VALUE	HX HB	35,412
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34227	M H	0	07/11/2016
17574	M H	125	10/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/2058	3/01/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GERAL						
GRANTEE: HUTCHINSON SHARON C						
0912/2445	10/18/2000	WD	Q	V	01	5,100
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: HUTCNHINSON GERALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E20 UOP= S20 E16 N20 W16$ E24 FOP= E10 N4 W10 S4$ N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	
2	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 8,600

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	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 12/11/2016 BY JS Total Acres: 0.92 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 04/29/2025 BY SYS