LOT 24 BLOCK 4 UNIT 23 THREE RIV
819-691, 912-2445,2446, WD 1330-

HUTCHINSON FRANKLIN D/HUTCHINSON PAMELA
380 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01438-025

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 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

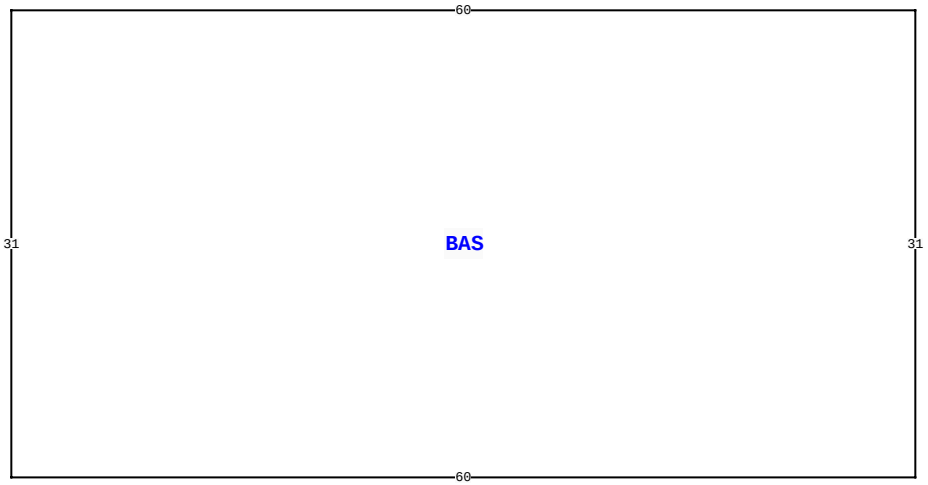
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.23 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	158,099
TOTALS	1,860			1,860	158,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.7000	101.19	188,213	2016	2016	0	0	0	16.00	84.00

1 MANUF 1 – 100% - 2020 Heated Area: 1860 HX Base Yr 2020



380 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		158,099
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		16,200
TOTAL MARKET VALUE		174,299
SOH/AGL Deduction		71,936
ASSESSED VALUE		102,363
TOTAL EXEMPTION VALUE	HX HB 13	102,363
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		174,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34926	M H	626	02/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/1920	1/30/2017	WD	U	V	11	100

GRANTOR: GERALD C & SAHRON HIT
GRANTEE: FRANKLIN D & PAMELA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/11/2017 BY TW Total Acres: 0.92 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 04/29/2025 BY SYS