LOT 10 BLOCK 6 UNIT 23 THREE RIV
669-283, 745-1723, 784-1522, 822

STUART MARIA MARIN
340 SW TEXAS LN
FORT WHITE, FL 32038

2026

00-00-00-01438-310

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

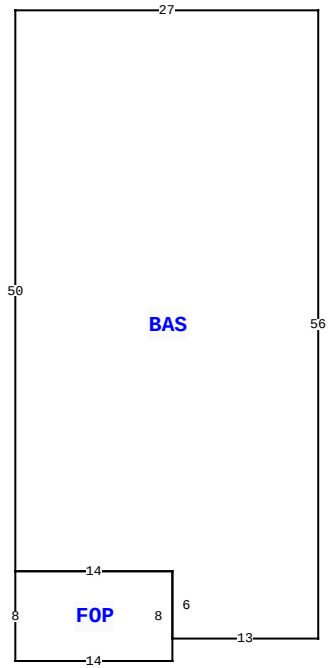
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	92,583
FOP	112	35		39	2,528
TOTALS	1,540			1,467	95,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,467	125.4000	117.88	172,930	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1428 HX Base Yr 2024



340 SW TEXAS LN, 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		95,112
TOTAL MARKET OB/XF VALUE		9,350
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		122,462
SOH/AGL Deduction		0
ASSESSED VALUE		122,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,740
TOTAL JUST VALUE		122,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24922	M H	311	08/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0512	10/23/2019	WD	Q	I	01	89,900
GRANTOR: KERI LEANN CARRIGG						
GRANTEE: MARIA MARIN STUART						
1276/1987	6/26/2014	WD	U	I	12	48,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KERI LEANN CARRIGG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S50 FOP= S8 E14 N8 W14$ E14 S6 E13 N56$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	50	2006	2006	3	50	150	
2	0296	SHED METAL	0	100	10	20	200.00	UT	10.00	10.00	100	2016	2016	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,350

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							

REVIEW DATE 12/07/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS