LOTS 1A, 1 & 2, UNIT 2 & LOT 42
RIVERS ESTATES.

BALDWIN LINDA B
482 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00569-000

BUILDING CHARACTERISTICS

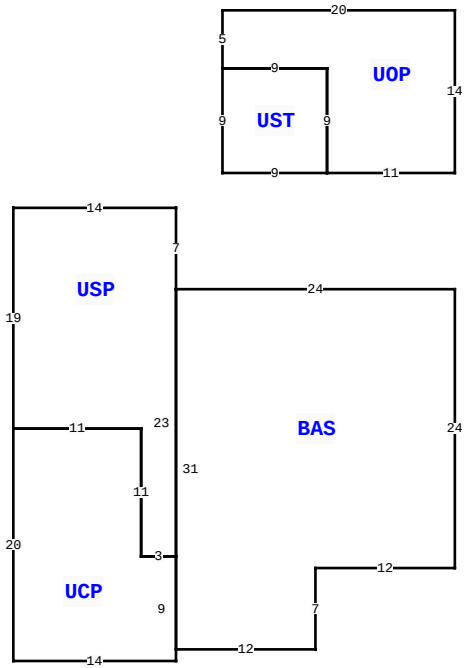
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	38,975
UCP	247	20		49	2,894
UOP	199	20		40	2,362
USP	299	35		105	6,200
UST	81	45		36	2,126
TOTALS	1,486			890	52,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	890	81.1200	90.85	80,856	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 660 HX Base Yr



446 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	40	20	800.00	UT	1.19	1.19	100	0	0	3	100	952	
3	0040	BARN,POLE	0	100	14	48	672.00	UT	3.50	3.50	100	1999	1999	3	100	2,352	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,131
TOTAL MARKET OB/XF VALUE		13,304
TOTAL LAND VALUE - MARKET		104,070
TOTAL MARKET VALUE		218,505
SOH/AGL Deduction		65,434
ASSESSED VALUE		153,071
TOTAL EXEMPTION VALUE	HX HB SX WX	89,709
BASE TAXABLE VALUE		63,362
TOTAL JUST VALUE		218,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,505

PRMT:1:1: VINYL SIDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049532	Roof Replacement	11,920	04/01/2024
15570	REMODEL	80	05/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S31 E12 N7 E12 N24 $
USP=[ORIG=-24,0] N7 W14 S19 E11 S11 E3 N23 $
UCP=[ORIG=-38,12] S20 E14 N9 W3 N11 W11 $
UOP=[ORIG=0,-10] N14 W20 S5 E9 S9 E11 $
UST=[ORIG=-20,-19] S9 E9 N9 W9 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,304

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	392.00	120.80	FF		1.00	1.00	0.95	750.00	712.50	86,070							
2	0100	C	SFR	0		A-1	50.00	392.00	50.00	FF		1.00	1.00	0.48	750.00	360.00	18,000							

REVIEW DATE 05/20/2024 BY JS Total Acres: 1.35 Total Land Value: 104,070 Market: 0 Agricultural: 0 Common: 104,070 PRINTED 06/12/2026 BY SYS

LOTS 1A, 1 & 2, UNIT 2 & LOT 42
RIVERS ESTATES.

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482 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00569-000

BUILDING CHARACTERISTICS

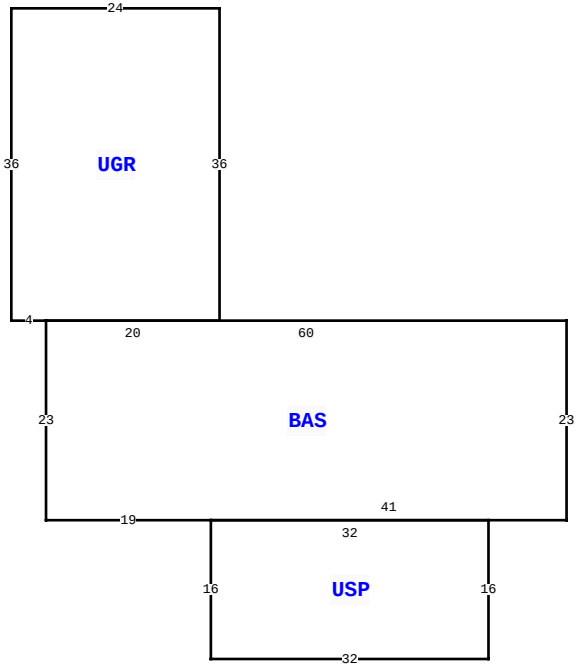
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	34,412
UGR	864	45		389	9,700
USP	512	35		179	4,464
TOTALS	2,756			1,948	48,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,948	103.9000	62.34	121,438	1978	1978	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1380 HX Base Yr



446 SW MANATEE TER, FORT WHITE

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COLUMBIA COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UGR= W4 N36 E24 S36W20$ S23 E19 USP= S16 E32 N16W32$ E41 N23$.

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

REVIEW DATE 05/20/2024 BY JS Total Acres: 1.35 Total Land Value: 104,070 Market: 0 Agricultural: 0 Common: 104,070 PRINTED 06/12/2026 BY SYS