LOT 4 UNIT 2 THREE RIVERS ESTATE
684-123, 970-2573, TR 1268-1993,

BLACK ELIZABETH E
508 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00570-000

BUILDING CHARACTERISTICS

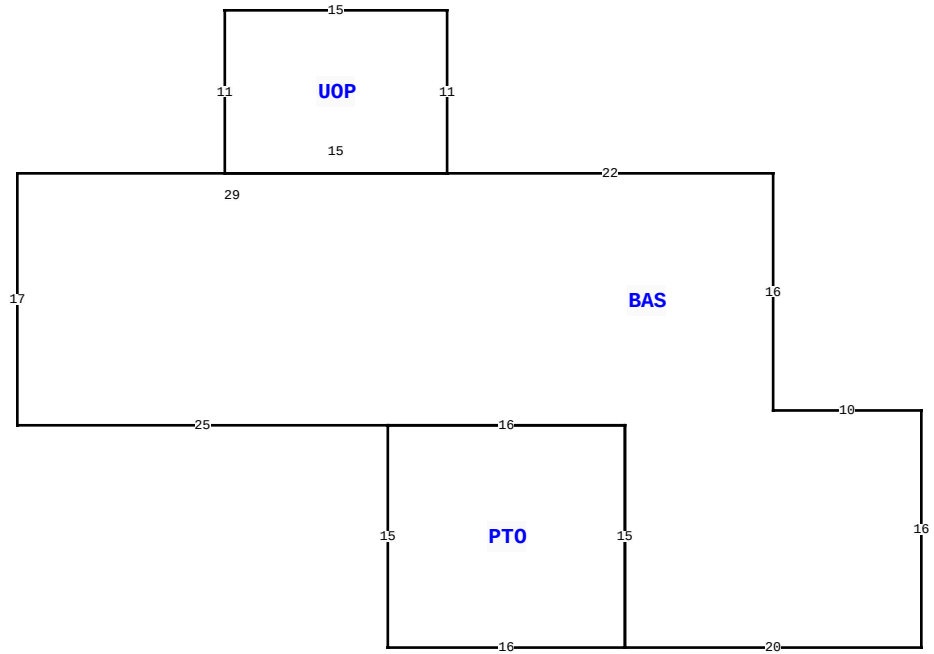
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,177	100		1,177	75,511
PTO	240	5		12	770
UOP	165	20		33	2,117
TOTALS	1,582			1,222	78,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,222	88.1280	98.70	120,611	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1177 HX Base Yr 2020



508 SW MANATEE TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,397
TOTAL MARKET OB/XF VALUE		3,704
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		157,101
SOH/AGL Deduction		97,751
ASSESSED VALUE		59,350
TOTAL EXEMPTION VALUE	HX HB	34,350
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047860	Remodel	33,991	08/10/2023
40018	ELECTRICAL	0	06/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1993	1/23/2014	TR	U	I	30	0
GRANTOR: JUNE N EPPERSON (INDI						
GRANTEE: ELIZABETH E BLACK (						
0970/2573	12/10/2002	WD	Q	I	03	100
GRANTOR: JUNE N EPPERSON						
GRANTEE: JUNE N EPPERSON LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N11 W15 S11 E15$ W29 S17 E25 PTO= S15 E16 N15 W16$ E16 S15 E20 N16 W10 N16$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	100	2006	2006	3	100	2,304	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,704

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	0132	C	SFR RIVER	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.85 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 03/30/2026 BY SYS