LOT 5 UNIT 2 THREE RIVERS ESTATE
477-115, 659-444, 673-553,555, 7

CLYATT KENNETH M JR/CLYATT ROBIN T
536 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00570-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

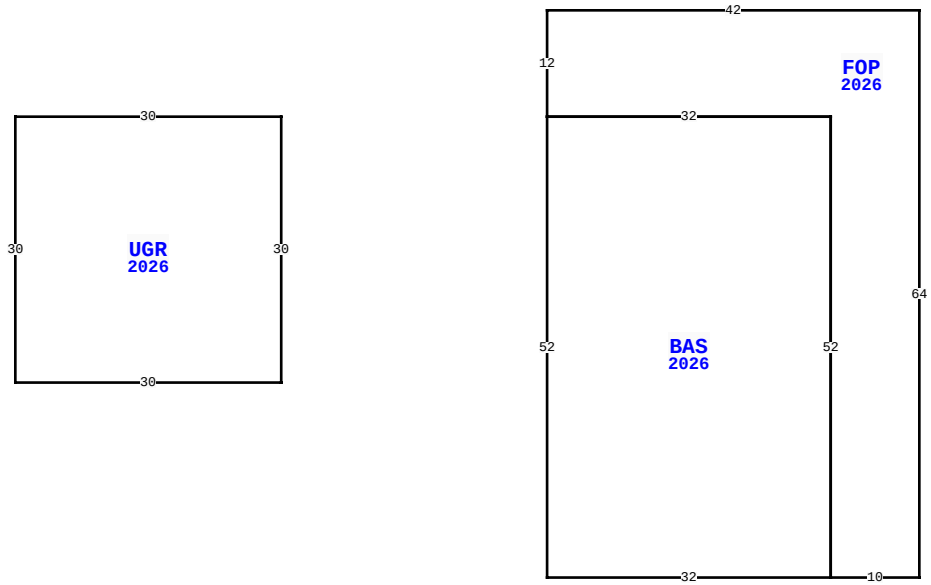
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,664	100	2026	1,664	224,490
FOP	1,024	30	2026	307	41,417
UGR	900	45	2026	405	54,639
TOTALS	3,588			2,376	320,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,376	110.5800	134.91	320,546	2025	2025	0	0	0	0.00	100.00

2 SFR PILING 0% - 2026 Heated Area: 1664 HX Base Yr



536 SW MANATEE TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	320,546
TOTAL MARKET OB/XF VALUE	11,096
TOTAL LAND VALUE - MARKET	90,750
TOTAL MARKET VALUE	422,392
SOH/AGL Deduction	0
ASSESSED VALUE	422,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,392
TOTAL JUST VALUE	422,392
NCON VALUE	643,492
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049288	New Residential C	300,000	02/26/2024
8515	PUMP/UTPOL	30	06/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/2334	8/17/2007	WD	Q	I		145,000
GRANTOR: PAUL & ANN BARCIA						
GRANTEE: KENNETH M JR & ROBI						
0785/1955	1/10/1994	WD	Q	V		30,000
GRANTOR: SUZANNE HUBBARD						
GRANTEE: PAUL P BARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,24] E32 S52 W32 N52 $
FOP=[YR=2026;ORIG=54,12] W42 S12 E32 S52 E10 N64 $
UGR=[YR=2026;ORIG=-48,24] E30 S30 W30 N30 $
.

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	0084	DOCK-RIVER	0	0	10	12	120.00	UT	14.50	14.50	100	1994	1994	3	40	696	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1988	1988		100	7,000	
5	0260	PAVEMENT-A	0	0	0	0	1,200.00	UT	2.00	2.00	100	2026	2025		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 11,096

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	0100	C	SFR	0		A-1	0.00	0.00	121.00	FF		1.00	1.00	1.00	750.00	750.00	90,750							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.87 Total Land Value: 90,750 Market: 0 Agricultural: 0 Common: 90,750 PRINTED 03/30/2026 BY SYS