LOT 20 & COMM SE COR LOT 21, RUN
POB, CONT W 139.81 FT, NE 122.43
TO POB. (UNIT 2 THREE RIVERS EST

TRAUGOTT ROCHELLE
818 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00579-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

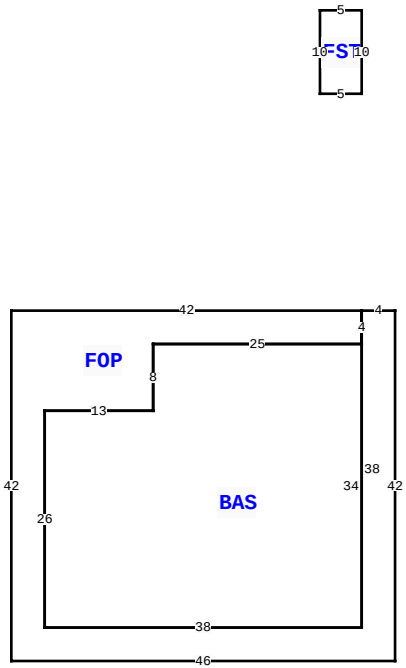
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,188	100		1,188	161,096
FOP	744	30		223	30,239
FST	50	55		28	3,797
TOTALS	1,982			1,439	195,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,439	123.5000	150.67	216,814	2010	2015	0	0	0	10.00	90.00

1 SFR PILING 0% - 2026 Heated Area: 1188 HX Base Yr



818 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	195,133
TOTAL MARKET OB/XF VALUE	34,724
TOTAL LAND VALUE - MARKET	84,375
TOTAL MARKET VALUE	314,232
SOH/AGL Deduction	0
ASSESSED VALUE	314,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,232
TOTAL JUST VALUE	314,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28228	SFR	462	11/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1332	10/31/2025	WD	Q	I	01	455,000
GRANTOR: FARLEY JOHN						
GRANTEE: TRAUGOTT ROCHELLE						
1386/1996	6/14/2019	WD	U	I	35	285,000
GRANTOR: DEBRA LYNN LORD DURHA						
GRANTEE: JOHN FARLEY & YOLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S8 W13 S26 E38 N34 $
FOP=[ORIG=0,0] N4 W42 S42 E46 N42 W4 S38 W38 N26 E13 N8 E25 $
FST=[ORIG=0,-30] N10 W5 S10 E5 $
.

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	0070	CARPORT UF	0	0	13	20	260.00	UT	1.50	1.50	100	1993	1993	3	100	390	
2	0083	DOCK-LAKE	0	0	10	20	200.00	UT	11.50	11.50	100	2009	2009	3	40	920	
3	0080	DECKING	0	0	10	42	420.00	UT	7.50	7.50	100	2009	2009	3	100	3,150	
4	0294	SHED WOOD/	0	0	0	0	64.00	UT	11.00	11.00	100	2010	2010	3	100	704	
5	0166	CONC,PAVMT	0	0	38	34	1,292.00	UT	5.00	5.00	100	2015	2015	3	100	6,460	
6	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,900	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
8	0090	ELEV.FGHT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 34,724

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	0		A-1	0.00	0.00	90.00	FF		1.00	1.00	1.25	750.00	937.50	84,375							

REVIEW DATE 12/30/2025 BY TP Total Acres: 1.20 Total Land Value: 84,375 Market: 0 Agricultural: 0 Common: 84,375 PRINTED 03/31/2026 BY SYS