

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

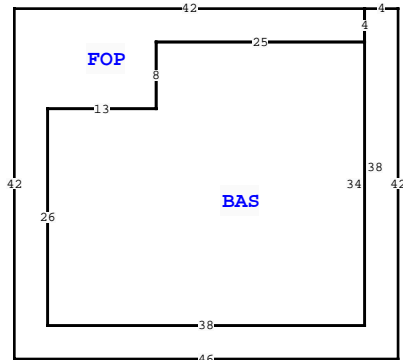
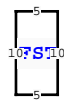
2026

00-00-00-00579-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	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	
Architectural	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
BAS	1,188	100	
FOP	744	30	
FST	50	55	
TOTALS	1,982		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	PILING	0%	- 2026								
					Heated Area: 1188			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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						

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

TOTAL OB/XF												
818 SW MANATEE TER, FORT WHITE												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/13/2025			MLU						

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 \$												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							