LOT 31 UNIT 3 THREE RIVERS ESTAT
660-550,51, WD 1369-1248, WD 142

EMILY LANE LLC
P O BOX 208
FORT WHITE, FL 32038

2026

00-00-00-00598-000

BUILDING CHARACTERISTICS

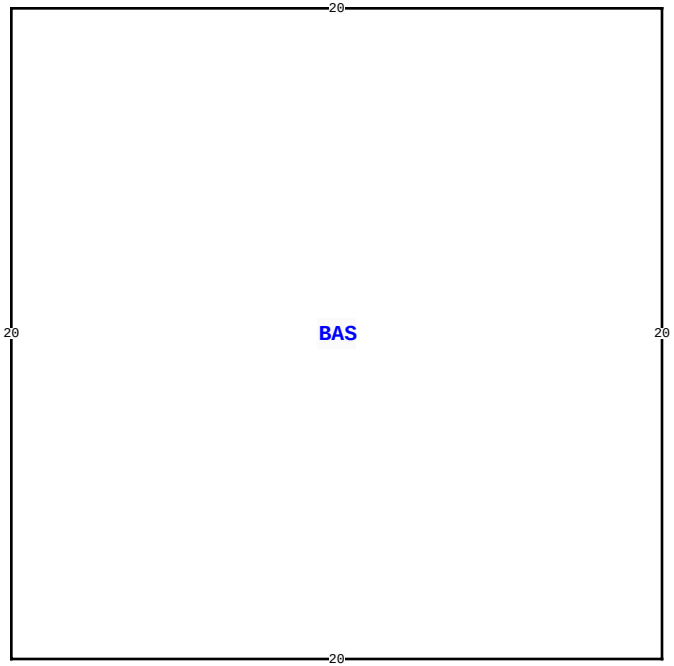
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	22,225
TOTALS	400			400	22,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	400	76.3200	85.48	34,192	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 400 HX Base Yr



192 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,225
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	46,225
SOH/AGL Deduction	7,750
ASSESSED VALUE	38,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,475
TOTAL JUST VALUE	46,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/740	12/10/2020	WD	U	I	11	100
GRANTOR: CAUDILL QUINCE E & IR						
GRANTEE: EMILY LANE LLC						
1369/1248	9/21/2018	WD	U	I	37	27,500
GRANTOR: ROBERT A NICHOLS						
GRANTEE: QUINCE E & IRIS B C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S20 E20 N20$.

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
1	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/15/2016 BY DF Total Acres: 0.64 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/18/2026 BY SYS