

LOT 14, UNIT 4 THREE RIVERS ESTA
597-564, 873-717, WD 1113-1666,

WHITEHORNE CONOR B
255 SW HAWAII TERR
FORT WHITE, FL 32038

2026

00-00-00-00604-114
00-00-00-00604-114

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Stories	1.	1. 100		
01	CONV 100				
	Architectural Units	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	100000.04	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,938
TOTALS	1,296			1,296	77,938

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100% - 2008								
Heated Area: 1296						HX Base Yr 2008					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE			XF DATE			LGL DATE			LAND DATE		
						04/30/2024			MLU		
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			77,938
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			104,938
SOH/AGL Deduction			52,630
ASSESSED VALUE			52,308
TOTAL EXEMPTION VALUE	HX HB		27,308
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			104,938
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/1666	3/07/2007	WD	Q	I		87,000
GRANTOR: JACQUELINE TERRY						
GRANTEE: CONOR WHITEHORNE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S27 E48 N27\$.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2015	2015	3	100	800
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
TOTAL OB/XF 9,000																

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	100		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							