LOT 27 UNIT 4 THREE RIVERS ESTAT
814-53, WD 1357-282,

BURNETTE JERRY/BURNETTE TERESA
254 SW NEVADA LN
FORT WHITE, FL 32038

2026

00-00-00-00609-027

BUILDING CHARACTERISTICS

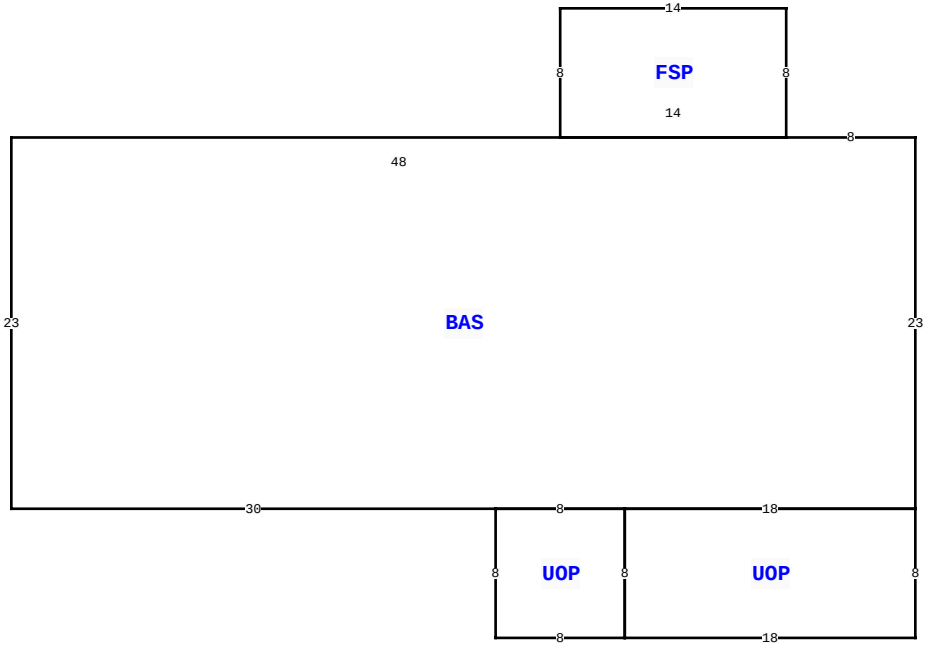
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	25,848
FSP	112	40		45	903
UOP	64	25		16	321
UOP	144	25		36	722
TOTALS	1,608			1,385	27,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,385	83.6100	50.17	69,485	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1288 HX Base Yr 2019



254 SW NEVADA LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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
1	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	12	10	120.00	UT	4.00	4.00	100	1993	1993	3	100	480	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,794
TOTAL MARKET OB/XF VALUE		8,980
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		60,774
SOH/AGL Deduction		34,630
ASSESSED VALUE		26,144
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,144
TOTAL JUST VALUE		60,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,774

SALE:1:1: TAX BILL WAS ALREADY C/O TUTHILL

LAND:1:1: LOT 27 UNIT 4 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0282	3/24/2018	WD	U	I	11	100
GRANTOR: JACK & VIVIAN TUTHILL						
GRANTEE: JERRY & TERESA BURN						
0814/0053	11/01/1995	WD	U	I	09	5,400
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: JACK & VIVIAN TUTHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N8 W14 S8 E14$ W48 S23 E30 UOP= S8 E8 N8 W8$ E8 UOP= S8 E18 N8 W18$ E18 N23$.

LAND DESCRIPTION

TOTAL OB/XF 8,980

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	0200	C	MBL HM	100		A-1	150.00	381.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/09/2016 BY DF Total Acres: 1.31 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/18/2026 BY SYS