LOTS 23 & 24 UNIT 8 THREE RIVERS
474-199, 656-693, 698-622,626,

MCKINNEY FAMILY TRUST
452 SW BUMBLE ST
FORT WHITE, FL 32038

2026

00-00-00-00691-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.08 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

452 SW BUMBLE ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,550
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	55,750
SOH/AGL Deduction	6,305
ASSESSED VALUE	49,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,445
TOTAL JUST VALUE	55,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051880	Electrical Servic	0	12/18/2024
20402	TR/TRAILER	75	02/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/1495	2/12/2021	WD	U	I	35	77,500
GRANTOR: PARKS BOBBY J &						
GRANTEE: MCKINNEY FAMILY TRU						
1413/0018	5/29/2020	WD	U	V	30	50,500
GRANTOR: BOBBY J PARKS						
GRANTEE: BOBBY J PARKS & TER						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
7	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
8	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 12,550

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 01/31/2025 BY TW Total Acres: 1.60 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 05/12/2026 BY SYS