LOT 44 UNIT 12 THREE RIVERS ESTA

368-576, 881-2051, DC 1190-994,

LOPEZ SHELIA
737 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00889-000

BUILDING CHARACTERISTICS

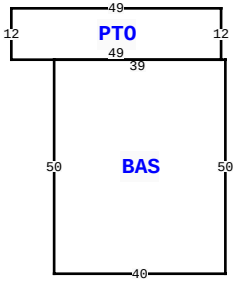
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.12	1.00/

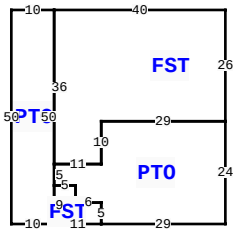
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	107,367
FST	75	55		41	2,201
FST	1,150	55		632	33,928
PTO	500	5		25	1,342
PTO	588	5		29	1,557
PTO	775	5		39	2,094
TOTALS	5,088			2,766	148,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	73.7372	82.59	228,444	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2000 HX Base Yr 2022





737 SW MANATEE TER, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	20	32	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,489
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		174,389
SOH/AGL Deduction		27,224
ASSESSED VALUE		147,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,754
TOTAL JUST VALUE		174,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043458	Roof Replacement	4,000	12/29/2021
32763	REMODEL	75	03/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2066	2/20/2021	WD	U	I	11	0
GRANTOR: ISSAC JOSEPH						
GRANTEE: LOPEZ SHELIA						
1429/2064	2/02/2021	WD	Q	I	01	135,000
GRANTOR: DSV SPV1 LLC						
GRANTEE: LOPEZ SHELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-40] N50 W1 W39 S50 E40 $
FST=[ORIG=0,0] W40 S36 E11 N10 E29 N26 $
PTO=[ORIG=-40,36] S5 E5 S4 E6 S5 E29 N24 W29 S10 W11 $
PTO=[ORIG=-1,-90] N12 W49 S12 E49 $
PTO=[ORIG=-40,0] W10 S50 E10 N50 $
FST=[ORIG=-40,41] S9 E11 N5 W6 N4 W5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 04/25/2022 BY JS Total Acres: 1.12 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/17/2026 BY SYS