LOTS 57 & 58 UNIT 14 THREE RIVER
705-540, 825-2511, 848-2374, 927

HOLLINGER TROY S/CALVERY MILISSA S
225 SW CALIFORNIA TER
FORT WHITE, FL 32038

2027

00-00-00-00923-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
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	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

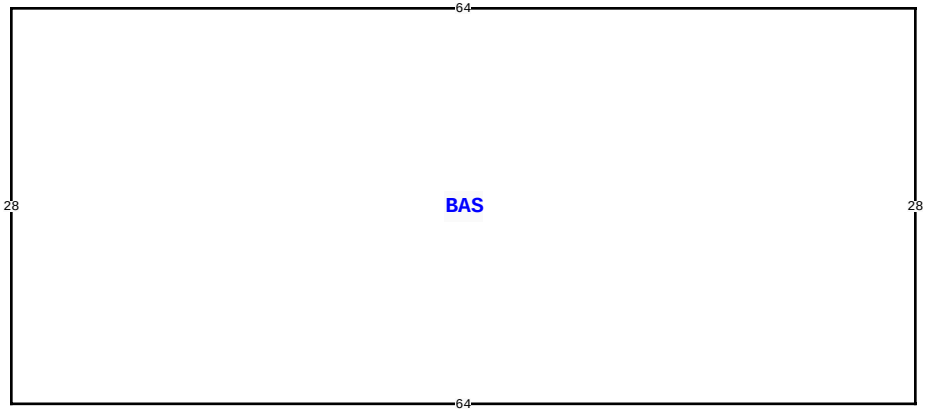
NEIGHBORHOOD/LOC 100000.14 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	128,478
TOTALS	1,792			1,792	128,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,792	118.6000	110.30	197,658	1998	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1792 HX Base Yr 2026



225 SW CALIFORNIA 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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,478
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		182,578
SOH/AGL Deduction		9,490
ASSESSED VALUE		173,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,677
TOTAL JUST VALUE		182,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,952

SALE:3:1: LOT 57, UNIT 14, THREE RIVERS ESTATES

SALE:2:1: 2 PARCELS / 1 DEED (REFER TO #00924-000)

SALE:1:1: SALE INCL RE# 00924-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15873	M H	125	08/09/1999
12322	PUMP/UTPOL	30	03/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1906	9/30/2025	WD	Q	I	01	200,000
GRANTOR: LEE JEREMY						
GRANTEE: HOLLINGER TROY S						
1538/697	4/21/2025	WD	U	I	37	50,000
GRANTOR: HORNE JEREMY L						
GRANTEE: LEE JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S28 E64 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,100

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	81.00	477.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	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 08/20/2025 BY TP Total Acres: 1.76 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/20/2026 BY SYS