

LOT 62 UNIT 14 THREE RIVERS ESTA  
720-316, CT 1196-824, WD 1206-23

MALETTA KAITLYN/HAHN-RODAMER KATHLEEN MARIE  
161 SW CALIFORNIA TER  
FORT WHITE, FL 32038

**2026**

00-00-00-00928-000  
00-00-00-00928-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	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	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
BAS	1,296	100	
TOTALS	1,296		1,296 90,196

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	0%	- 2024	Heated Area: 1296			HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026	MLU	
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			04/14/2026	MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
BUILDING MARKET VALUE				90,196	
TOTAL MARKET OB/XF VALUE				9,100	
TOTAL LAND VALUE - MARKET				24,000	
TOTAL MARKET VALUE				123,296	
SOH/AGL Deduction				0	
ASSESSED VALUE				123,296	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				123,296	
TOTAL JUST VALUE				123,296	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				121,459	
SALE:1:1: LOT 62, UNIT 14, THREE RIVERS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
17017	M H	125	05/26/2000		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/944	6/07/2023	WD	U	I	35	145,000
GRANTOR: HAHN DAVID N						
GRANTEE: MALETTA KAITLYN						
1206/2303	12/14/2010	WD	U	I	12	20,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: DAVID N & LISA M HA						

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													9,100				

BUILDING NOTES												
161 SW CALIFORNIA TER, FORT WHITE												

BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27\$.												

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	0		A-1	98.00	445.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000								