LOT 1 UNIT 17 THREE RIVERS ESTAT
WD 1053-1381, WD 1057-1062, WD

CHASTAIN TERRY L/CHASTAIN LISA M
828 SW CENTRAL TER
FORT WHITE, FL 32038

2027

00-00-00-00935-001

BUILDING CHARACTERISTICS

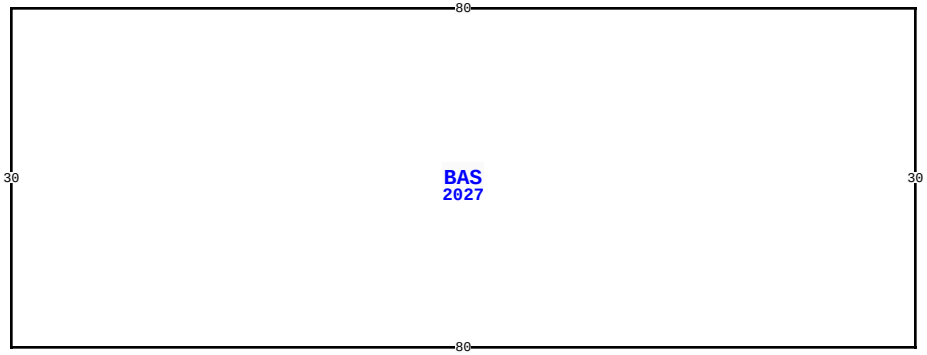
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2027	2,400	263,118
TOTALS	2,400			2,400	263,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,400	113.0000	111.87	268,488	2026	2026	0	0	0	2.00	98.00

1 MANUF 3 0% - 2027 Heated Area: 2400 HX Base Yr



454 SW MONTANA ST, 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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	10,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	263,118
TOTAL MARKET OB/XF VALUE	17,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	304,118
SOH/AGL Deduction	120
ASSESSED VALUE	303,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,998
TOTAL JUST VALUE	304,118
NCON VALUE	270,118
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054053	Mobile Home		09/15/2025
000054015	Right-of-Way Acce		09/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1102	2/01/2024	WD	Q	I	01	160,000
GRANTOR: PRUITT GLORIA N						
GRANTEE: CHASTAIN TERRY L						
1466/933	5/04/2022	WD	Q	I	03	140,000
GRANTOR: BROWNING TIFFANY						
GRANTEE: PRUITT GLORIA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,13] E80 S30 W80 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	0		A-1	200.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/20/2026 BY JB Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2026 BY SYS