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

2026

00-00-00-00935-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

454 SW MONTANA ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	34,000
SOH/AGL Deduction	3,200
ASSESSED VALUE	30,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,800
TOTAL JUST VALUE	34,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

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

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	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0700	C	MISC RES	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 04/17/2026 BY SYS