LOTS 52 THREE RIVERS ESTATES UNI
228-454, 424-317, 424-318, 764-1

WILSON DAVID L
452 SW NEWARK DRIVE
FORT WHITE, FL 32038

2027

00-00-00-01186-000

BUILDING CHARACTERISTICS

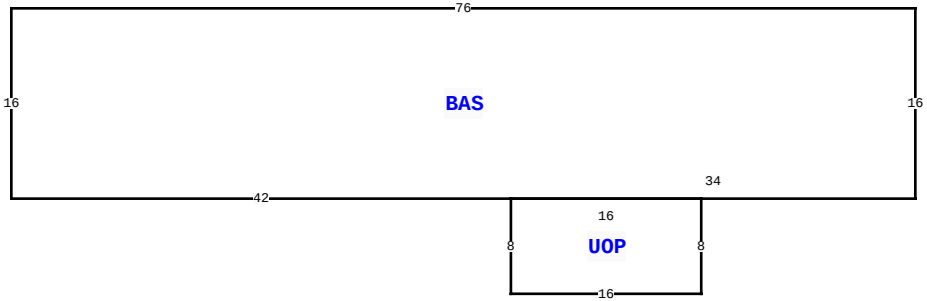
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,846
UOP	128	25		32	1,865
TOTALS	1,344			1,248	72,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	113.9000	105.93	132,201	1999	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 2005 Heated Area: 1216 HX Base Yr 2005



452 SW NEWARK DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,711
TOTAL MARKET OB/XF VALUE		18,020
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		116,731
SOH/AGL Deduction		60,547
ASSESSED VALUE		56,184
TOTAL EXEMPTION VALUE	HX HB	31,184
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,513

BLDG:1:1: CNCR MH

PRMT:1:1: LOT 52 SMITH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051314	Generator	0	10/30/2024
16794	M H	125	03/24/2000
12984	M H	125	08/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/0510	7/15/2004	WD	Q	I		32,000
GRANTOR: NANCY HOLLIFIELD						
GRANTEE: DAVID L WILSON						
1022/0509	7/15/2004	WD	Q	I	04	100
GRANTOR: SUSAN BYNUM						
GRANTEE: NANCY HOLLIFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E42 UOP= S8 E16 N8 W16$ E34 N16$.

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	0294	SHED WOOD/	0	100	14	20	280.00	UT	14.00	14.00	100	2006	2006	3	100	3,920	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 18,020

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.91 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2026 BY SYS