LOTS 27 UNIT 20 THREE RIVERS EST
TR 751-1125, WD 1030-1245, WD 10

HOLLINGSWORTH MICHAEL L/HOLLINGSWORTH MELINDA A
1756 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01256-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20 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

1756 SW NEWARK DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,200
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	42,200
SOH/AGL Deduction	2,380
ASSESSED VALUE	39,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,820
TOTAL JUST VALUE	42,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042038	Electrical Servic	0	05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/1329	12/01/2020	WD	Q	V	01	18,500
GRANTOR: CHARRON TIMOTHY W						
GRANTEE: HOLLINGSWORTH MICHA						
1397/0567	9/30/2019	WD	Q	V	01	11,000
GRANTOR: MELLISSA RENE UTLEY						
GRANTEE: TIMOTHY W & MARIA C						

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	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2021	2021		100	600	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	5,600.00	5,600.00	100	2021	2021		100	5,600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	12	50	1.00	UT	3,000.00	3,000.00	100	2021	2021		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 07/19/2021 BY JB Total Acres: 0.92 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 05/15/2026 BY SYS