

LOT 31 UNIT 20 THREE RIVERS ESTA
912-952, LE 1249-1823, DC 1481-1

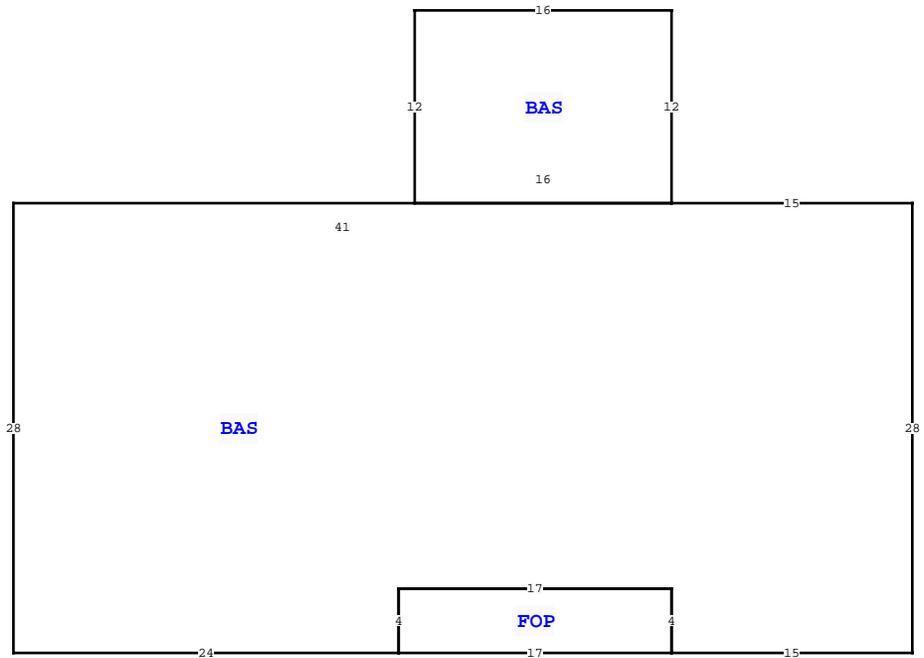
WHEARY KAREN L
1702 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01258-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,712	114.3660	130.38	223,211	2001	2001	0	0	30.00	70.00		
1 SINGLE FAM 100% - 2002 Heated Area: 1692 HX Base Yr 2002													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			156,248	
TOTAL MARKET OB/XF VALUE			1,794	
TOTAL LAND VALUE - MARKET			26,000	
TOTAL MARKET VALUE			184,042	
SOH/AGL Deduction			64,524	
ASSESSED VALUE			119,518	
TOTAL EXEMPTION VALUE			56,411	
BASE TAXABLE VALUE			63,107	
TOTAL JUST VALUE			184,042	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			178,038	

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	192	100		192	17,523
BAS	1,500	100		1,500	136,899
FOP	68	30		20	1,826
TOTALS	1,760			1,712	156,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190	ADDN SFR	85	11/26/2002
18223	SFR	267	04/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1053	2/06/2023	QC	P	I	98	100

GRANTOR: WHEARY KAREN L
GRANTEE: WHEARY KAREN
1249/1823 | 1/31/2013 | WD | U | I | 14 | 100
GRANTOR: ROBERT E & KAREN L WH
GRANTEE: ROBERT E & KAREN L

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	0166	CONC, PAVMT	0	100	0	396.00	UT	1.50	1.50	100	2001	2001	3	100	594	
2	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

1702 SW NEWARK DR, FORT WHITE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 BAS= N12 W16 S12 E16\$ W41 S28 E24 FOP= E17 N4 W17 S4\$ N4 E17 S4 E15 N28\$.													

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	0100	C	SFR	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							