LOTS 89 & 90 UNIT 20 THREE RIVER
694-421, 732-427, 740-361, 771-2

STRAKER CALVIN MICHAEL/COREY GAIL E
2270 SW NEWARK DR
FORT WHITE, FL 32038

**2027**

**00-00-00-01281-000**

## BUILDING CHARACTERISTICS

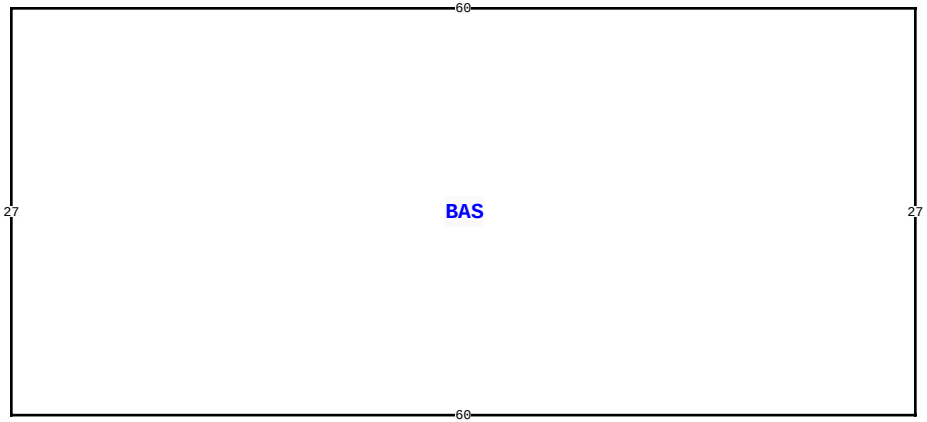
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,620 | 100 | | 1,620 | 94,384 |
| TOTALS | 1,620 | | | 1,620 | 94,384 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,620 | 113.9000 | 105.93 | 171,607 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2022 Heated Area: 1620 HX Base Yr 2022




2270 SW NEWARK DR, 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 94,384 |
| TOTAL MARKET OB/XF VALUE | 8,200 |
| TOTAL LAND VALUE - MARKET | 52,000 |
| TOTAL MARKET VALUE | 154,584 |
| SOH/AGL Deduction | 22,389 |
| ASSESSED VALUE | 132,195 |
| TOTAL EXEMPTION VALUE | HX HB SX WX DX 111,411 |
| BASE TAXABLE VALUE | 20,784 |
| TOTAL JUST VALUE | 154,584 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 155,599 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042395 | Roof Replacement | 10,283 | 07/23/2021 |
| 25868 | M H | 412 | 05/31/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1429/756 | 1/15/2021 | WD | Q | I | 01 | 124,900 |
| GRANTOR: RUSSELL ANTHONY M | | | | | | |
| GRANTEE: STRAKER CALVIN MICH | | | | | | |
| 1324/1999 | 10/28/2016 | WD | Q | I | 01 | 89,000 |
| GRANTOR: ROBERT E & VICKIE A S | | | | | | |
| GRANTEE: ANTHONY M RUSSELL ( | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 200.00 | 400.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 52,000 | | | | | | | |

REVIEW DATE 04/25/2022 BY JS Total Acres: 1.84 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS