

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

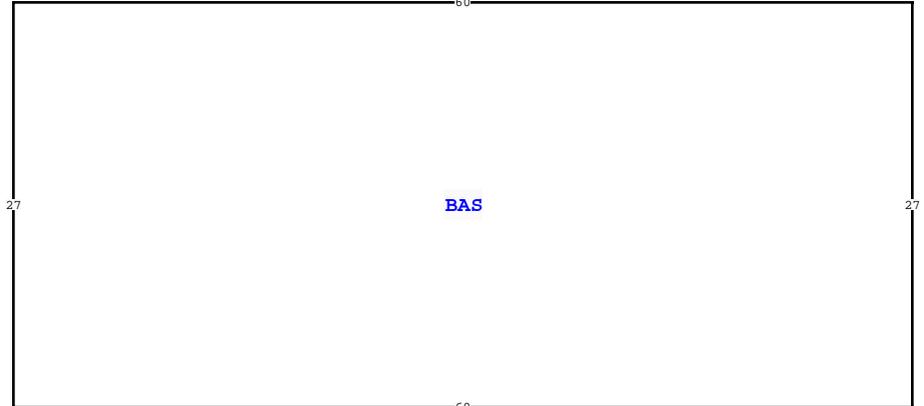
STRAKER CALVIN MICHAEL/COREY GAIL E
2270 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01281-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Units	01 CONV 100 0 100

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	109.34	177,131	2007	2007	0	0	45.00	55.00
1 MANUF 1 100% - 2022 Heated Area: 1620 HX Base Yr 2022											



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	97,422
TOTALS	1,620			1,620	97,422

2270 SW NEWARK DR, FORT WHITE

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

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	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			97,422
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			52,000
TOTAL MARKET VALUE			157,622
SOH/AGL Deduction			29,277
ASSESSED VALUE			128,345
TOTAL EXEMPTION VALUE	HX HB SX WX DX		111,411
BASE TAXABLE VALUE			16,934
TOTAL JUST VALUE			157,622
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,803

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	Q	I	01	124,900
GRANTOR: RUSSELL ANTHONY M						
GRANTEE: STRAKER CALVIN MICH						
1324/1999	10/28/2016	WD Q	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				
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	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							