

LOT 12 UNIT 21 THREE RIVERS ESTA
658-116, 727-822, 801-36, 901-13

LOPEZ RIOS DAVID
1643 SW NEWARD DR
FORT WHITE, FL 32038

2026

00-00-00-01306-000

ELEMENT		CD	BUILDING CHARACTERISTICS	
Exterior Wall	31	VINYL SID	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	90	
Interior Floor	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	
Architectural	01	CONV	100	
Units		0	100	
Condition Adj	03	03	100	
Kitchen Adjus	01	01	100	
Quality	03	03		
DOR CODE	0200 MOBILE HOME			
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	100000.21 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,620	100		1,620
				41,848
TOTALS	1,620			1,620
				41,848

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2025									
				Heated Area: 1620				HX Base Yr	2025			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,848
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			76,448
SOH/AGL Deduction			6,142
ASSESSED VALUE			70,306
TOTAL EXEMPTION VALUE	HX HB	45,306	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			76,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23672	M H	0	09/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1159	7/03/2024	WD	Q	I	01	73,000
GRANTOR: FREEDOM MOBLIE HOMES						
GRANTEE: LOPEZ RIOS DAVID						
1394/0979	9/10/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FREEDOM MOBILE HOME						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
1643 SW NEWARK DR, FORT WHITE								04/14/2026		MLU			

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	0040	BARN, POLE	0	100	0	0	0	0.00	0.00	100	2006	2006	3	100	400	
2	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27\$.	

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	0200	C	MBL HM	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

TOTAL OB/XF		8,600														