LOTS 85 & 86 UNIT 21 THREE RIVER
441-642, 762-714, 764-571, 794-6

BUTLER DONALD C/SPECK DAVID J
243 NORTHEAST 2ND STREET
SATELLITE BEACH, FL 32927

2026

00-00-00-01350-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21	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

120 SW COPPERHEAD LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	39,400
SOH/AGL Deduction	19,293
ASSESSED VALUE	20,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,107
TOTAL JUST VALUE	39,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,300

BLDG:1:1: CLAY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045527	RV - Recreational		09/22/2022
6766	M H	60	01/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2593	3/29/2019	WD	Q	V	01	14,000
GRANTOR: MARY L FENNELL & MARY						
GRANTEE: DONALD C BUTLER & D						
1201/0933	9/15/2010	QC	U	V	16	100
GRANTOR: MARY L FENNELL						
GRANTEE: MARY L FENNELL & MA						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.45	24,000.00	10,800.00	10,800							
2	0000	C	VAC RES	0		00	0.00	0.00	2.00	LT		1.00	1.00	0.45	24,000.00	10,800.00	21,600							

REVIEW DATE 10/30/2025 BY randall Total Acres: 0.60 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 06/19/2026 BY SYS