LOT 101 UNIT 21 THREE RIVERS EST
638-666, 676-730, QC 1208-2638,

KIRBY LISA/STEELE TIMOTHY
503 SW TRENTON TERR
FORT WHITE, FL 32038

2026

00-00-00-01359-000

BUILDING CHARACTERISTICS

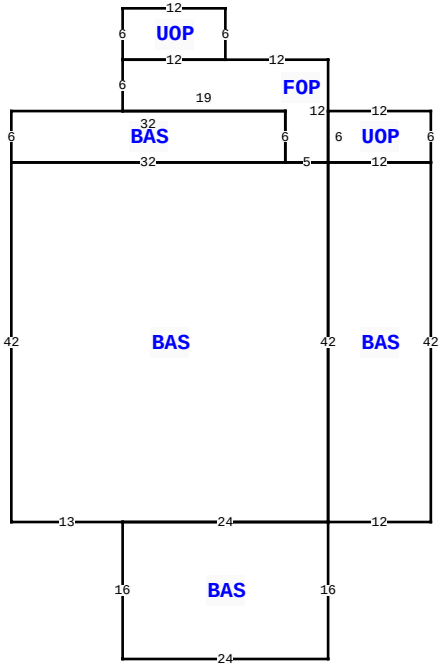
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	192	100		192	15,404
BAS	384	100		384	30,808
BAS	504	100		504	40,436
BAS	1,554	100		1,554	124,677
FOP	174	30		52	4,172
UOP	72	20		14	1,123
UOP	72	20		14	1,123
TOTALS	2,952			2,714	217,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	110.2080	123.43	334,989	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2634 HX Base Yr 2017



503 SW TRENTON TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	217,743
TOTAL MARKET OB/XF VALUE	2,636
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	244,379
SOH/AGL Deduction	109,875
ASSESSED VALUE	134,504
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	83,093
TOTAL JUST VALUE	244,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0793	9/30/2015	WD	Q	I	01	130,000
GRANTOR: THOMAS E WEDDLE						
GRANTEE: LISA KIRBY & TIMOTH						
1208/2638	1/29/2011	QC	U	V	11	100
GRANTOR: THOMAS E & DANA M WED						
GRANTEE: THOMAS E WEDDLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S42 E13 BAS= S16 E24 N16 W24$ E24 BAS= E12 N42 UOP= N6 W12 S6 E12$ W12 S42$ N42 FOP= N12 W12 UOP= N6 W12 S6 E12$ W12 S6 E19 S6 E5$ W5 BAS= N6 W32 S6 E32$.

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	0021	BARN,FR AE	0	100	16	22	1.00	UT	0.00	0.00	100	0	0	3	100	812	
2	0166	CONC,PAVMT	0	100	4	40	160.00	UT	1.40	1.40	100	0	0	3	100	224	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,636

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	0100	C	SFR	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/29/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/19/2026 BY SYS