

LOTS 113 & 114 UNIT 21 THREE RIV
403-168, 953-1957, 954-36, WD 10

HEATON ROBERT J III/MORSE THYRA M
578 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01367-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 43,200 TOTAL MARKET VALUE 50,200 SOH/AGL Deduction 0 ASSESSED VALUE 50,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 50,200 TOTAL JUST VALUE 50,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 39,400																			
DOR CODE		9901 AC/XFOB								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																				578 SW TRENTON TER, FORT WHITE										BLD DATE		LGL DATE	04/14/2026	MLU					
EXTRA FEATURES																														XF DATE		LAND DATE		AG DATE					
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	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																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200																						
REVIEW DATE 09/25/2025 BY TP Total Acres: 1.84 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 06/19/2026 BY SYS																																							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053762	Right-of-Way Acce		08/04/2025
53658	RV - Recreational		07/30/2025
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/1091	7/07/2025	WD	Q	I	01	55,000
GRANTOR: ROBERTS ROY						
GRANTEE: HEATON ROBERT J III						
1048/2498	5/27/2005	WD	Q	V		42,000
GRANTOR: J L DICKS						
GRANTEE: ROY, PATRICK & ELAI						

BUILDING NOTES

BUILDING DIMENSIONS