

LOTS 149 & 150 UNIT 21 THREE RIV  
417-659, 877-1517, 880-54, 917-9

GIBSON KIM/GIBSON ROGER A JR  
1965 SW NEWARK FR  
FORT WHITE, FL 32038

**2026**

00-00-00-01384-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2021	02	1,893	117.9000	110.83	209,801	1998	1998		0	0	45.00	55.00		
1 MANUF 1 0% - 2025 Heated Area: 1674 HX Base Yr														



Quality	05	05
DOR CODE	0202 MOBILE HOME/M HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.21 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,674	100
UCP	384	20
UOP	280	25
UOP	288	25
TOTALS	2,626	
		1,893
		115,391

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	0210	GARAGE U	0	0	40	72	2,880.00	UT	8.00	8.00	100	1999	1999	3	100	23,040	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

1965 SW NEWARK DR, FORT WHITE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/14/2026
														INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			169,508	
TOTAL MARKET OB/XF VALUE			33,440	
TOTAL LAND VALUE - MARKET			46,800	
TOTAL MARKET VALUE			249,748	
SOH/AGL Deduction			0	
ASSESSED VALUE			249,748	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			249,748	
TOTAL JUST VALUE			249,748	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			242,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28779	M H	371	08/06/2010
15460	M H	125	05/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/2662	5/01/2018	WD U	U	I	11	100
GRANTOR: PHYLLIS A HAMMER						
GRANTEE: KIM GIBSON & ROGER						
1286/0533	12/04/2014	WD U	U	I	14	100
GRANTOR: PHYLLIS A HAMMER (LIF						
GRANTEE: KIM GIBSON (REMAIND						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 UOP= N16 W18 S16 E18\$ W18 UCP= N16 W24 S16 E24\$ W24 S27 E19 UOP= S14 E20 N14 W20\$ E43 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	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	46,800							

