

LOT 153 UNIT 21 THREE RIVERS EST  
687-822, 727-292, WD 954-1796, C

NIX DONALD RAY/NIX GLORIA ANNE  
1903 SW NEWARK DR  
FORT WHITE, FL 32038

**2026**

00-00-00-01388-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
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
BAS	1,188	100	
TOTALS	1,188		1,188 107,173

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	100% - 2016		144,829	2014	2013	0	0	26.00	74.00													
Heated Area: 1188 HX Base Yr 2016																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/30/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/30/2024		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	107,173		
TOTAL MARKET OB/XF VALUE	12,900		
TOTAL LAND VALUE - MARKET	20,000		
TOTAL MARKET VALUE	140,073		
SOH/AGL Deduction	77,385		
ASSESSED VALUE	62,688		
TOTAL EXEMPTION VALUE	HX HB 37,688		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	140,073		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	142,970		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39151	MAINT/ALTR	0	01/14/2020
31255	M H	375	07/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2217	12/22/2025	LE U		I	14	100
GRANTOR: NIX DONALD RAY						
GRANTEE: NIX DONALD RAY (ENH						
1249/0003	2/01/2013	WD Q		I	03	24,900
GRANTOR: CARRY OLIPHANT						
GRANTEE: DONALD RAY & GLORIA						

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	0040	BARN,POLE	0	100	40	30	UT		4.00	100	0	0	3	100	4,800	
2	0081	DECKING WI	0	100	0	0	UT		0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT		7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT		0.00	100	2016	2016	3	100	600	
5	0169	FENCE/WOOD	0	100	0	0	UT		0.00	100	2016	2016	3	100	100	
TOTALS													12,900			

BUILDING NOTES	
1903 SW NEWARK DR, FORT WHITE	

BUILDING DIMENSIONS	
BAS= W44 S27 E44 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	20,000.00	20,000.00	20,000								