

LOTS 11 & 12 UNIT 22 THREE RIVER  
792-2304, WD 1190-1499,

COPE JAMES L JR/STURGES LUCY  
725 SW NEWARK DR  
FORT WHITE, FL 32038

**2026**

00-00-00-01396-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.22 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
TOTALS	840		14,804

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0801	02	840	80.1090	44.06	37,010	1984	1984	0	0	60.00	40.00		
3 MH/NOTITLE		100% - 2023		Heated Area: 840				HX Base Yr 2023					
725 SW NEWARK DR, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026 MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		100,818	
TOTAL MARKET OB/XF VALUE		8,900	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		156,518	
SOH/AGL Deduction		24,049	
ASSESSED VALUE		132,469	
TOTAL EXEMPTION VALUE		DH DHB SX HX HB 132,469	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		156,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24848	M H	275	08/10/2006
15750	M H	125	07/08/1999
9206	M H	125	12/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/1499	3/11/2010	WD	U	I	16	100
GRANTOR: JAMES L COPE JR						
GRANTEE: JAMES L COPE JR & L						
0792/2304	7/08/1994	WD	Q	V		14,000
GRANTOR: LEONARD J & GERORA J						
GRANTEE: JAMES L COPE JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S14 E60 N14\$.	

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	0030	BARN,MT	0	100	0	0		1.00	UT 0.00	100	2015	2015	3	100	2,400	
2	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0		1.00	UT 3,500.00	100	2023	2022		100	3,500	
TOTAL OB/XF 8,900																

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	0.00	0.00	2.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	46,800							

