

LOTS 40 THRU 42 THREE RIVERS EST
731-529, 972-1048, WD 1162-2278,

MULLINS KAREN RAE
1181 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01412-041
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,611	72.5314	81.24	130,878	1998	1998	0	0	10	33.75	56.25		
1 SINGLE FAM 100% - 2005														
Heated Area: 1585														
HX Base Yr 2005														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	73,619		
TOTAL MARKET OB/XF VALUE	11,800		
TOTAL LAND VALUE - MARKET	57,200		
TOTAL MARKET VALUE	142,619		
SOH/AGL Deduction	57,958		
ASSESSED VALUE	84,661		
TOTAL EXEMPTION VALUE	56,411		
BASE TAXABLE VALUE	28,250		
TOTAL JUST VALUE	142,619		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	131,055		

QUALITY	DOR CODE	MAP NUM	MKT AREA		
04 04	0100		02		
SINGLE FAMILY					
NEIGHBORHOOD/LOC 100000.22 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100		1,585	72,430
FOP	85	30		26	1,188
TOTALS	1,670			1,611	73,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12727	SFR	260	07/02/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1475/1716	8/12/2022	LE U		I	14	100	
GRANTOR: MULLINS KAREN RAE							
GRANTEE: MULLINS KAREN RAE (
1261/2187	9/23/2013	TD U		V	18	3,300	
GRANTOR: CLERK OF COURT (GENIS							
GRANTEE: DELBERT & KAREN MUL							

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	2004	2004	3	100	2,000	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,800.00	100	2023	2022		100	2,800	

EXTRA FEATURES																
1181 SW NEWARK DR, FORT WHITE																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= 1585\$ FOP= 85\$.			

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	26,000.00	22,100.00	44,200							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	26,000.00	13,000.00	13,000							

TOTAL OB/XF																
11,800																