

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
00-00-00-01412-041

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			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		73,619	
TOTAL MARKET OB/XF VALUE		11,800	
TOTAL LAND VALUE - MARKET		44,000	
TOTAL MARKET VALUE		129,419	
SOH/AGL Deduction		44,758	
ASSESSED VALUE		84,661	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		28,250	
TOTAL JUST VALUE		129,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,055	

Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
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

1181 SW NEWARK DR, FORT WHITE													
BLD DATE				LGL DATE				04/30/2024				MLU	
XF DATE				LAND DATE									
INC DATE				AG DATE									

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						

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																
TOTAL OB/XF 11,800																

BUILDING NOTES																
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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	20,000.00	17,000.00	34,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	20,000.00	10,000.00	10,000							