

LOTS 44 & 45 UNIT 14 THREE RIVER
693-686, 771-1744, DC 1310-1767,

GILLISPIE CHARLES DAVID II/GILLISPIE SHANNON K
445 SW CALIFORNIA TER
FORT WHITE, FL 32038

2023

00-00-00-00916-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

Quality 05 05

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 100000.14 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	126	2,629
BAS	1,782	100	1,782	37,172
FSP	300	40	120	2,503
UCP	522	20	104	2,169
UGR	1,080	45	486	10,138
UOP	72	25	18	376

TOTALS 3,882 2,636 54,987

EXTRA FEATURES

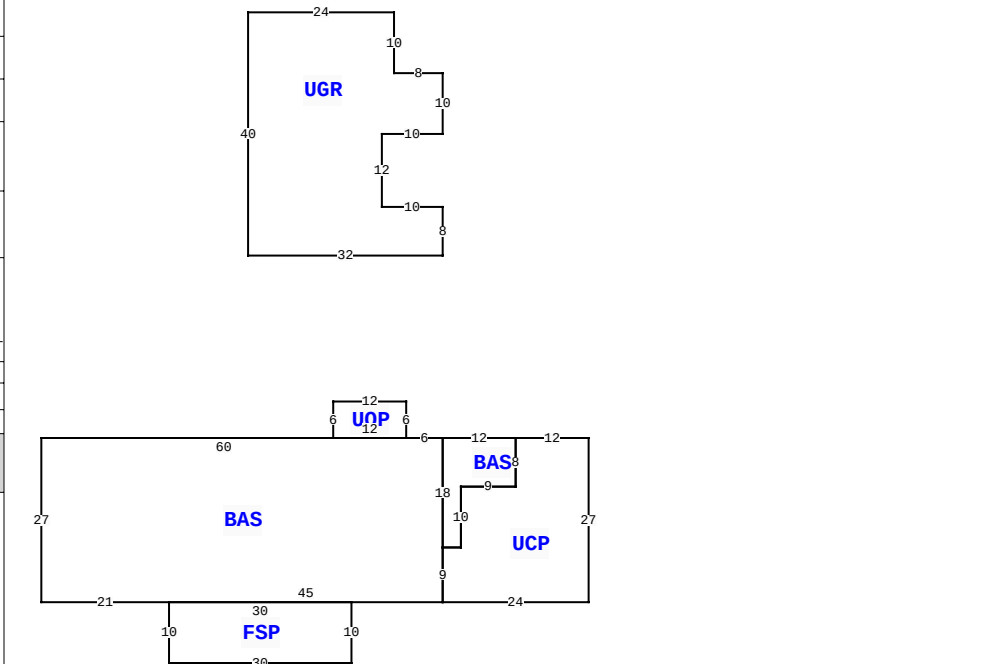
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0 100	12	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	600	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 02/08/2016 BY DFRP

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 MOBILE HME - 100% - 2018													0800	02	2,636	119.2000	59.60	157,106	1993	1993	0	0	0 65.00	35.00
Heated Area: 1908													HX Base Yr 2018											



445 SW CALIFORNIA TER, FORT WHITE

TOTAL OB/XF													8,800									

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		54,987	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		93,787	
SOH/AGL Deduction		43,399	
ASSESSED VALUE		50,388	
TOTAL EXEMPTION VALUE		HX HB DX 30,388	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		93,787	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PRMT:1:1: 28X66

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7125	M H	60	05/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/2568	11/01/2016	WD	Q	I	01	60,000

GRANTOR: RICHARD A, DAVID M &

GRANTEE: CHARLES DAVID II &

1314/1906 5/03/2016 PB U I 18 4,000

GRANTOR: CLERK OF COURT (BEVER

GRANTEE: RICHARD A, DAVID M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 W60 S27 E21 E45 N9 N18 \$
UGR=[ORIG=0,-30] N8 W10 N12 E10 N10 W8 N10 W24 S40 E32 \$
UCP=[ORIG=0,27] E24 N27 W12 S8 W9 S10 W3 S9 \$
FSP=[ORIG=-45,27] S10 E30 N10 W30 \$
BAS=[ORIG=0,18] E3 N10 E9 N8 W12 S18 \$
UOP=[ORIG=-6,0] N6 W12 S6 E12 \$
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