LOT 7 UNIT 2 THREE RIVERS ESTATE
LE 958-381, DC 1396-1926,1927,

BOATRIGHT KENNETH MARK
943 SE CR 245
LAKE CITY, FL 32025

2026

00-00-00-00571-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

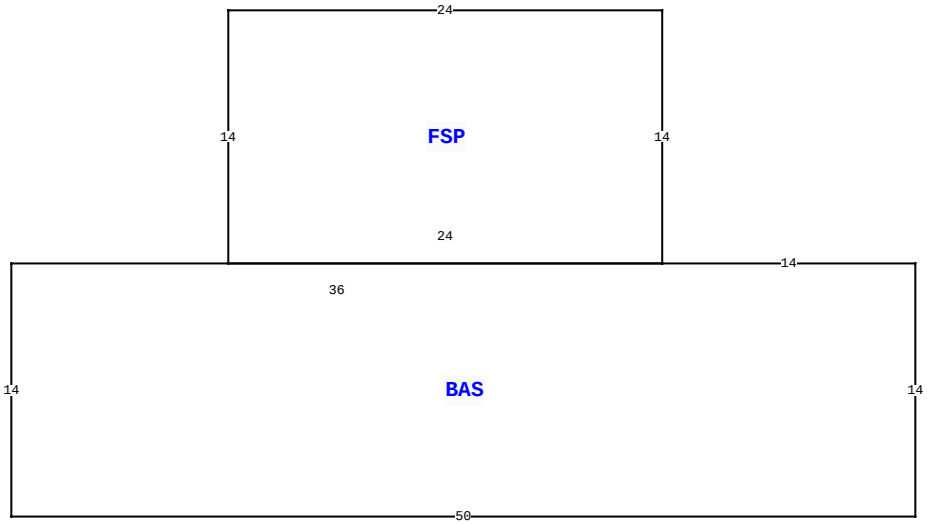
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	13,896
FSP	336	40		134	2,660
TOTALS	1,036			834	16,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0808	02	834	62.0325	49.63	41,391	1981	1981	0	0	0	60.00	40.00

1 MH PILING 0% - 0 Heated Area: 700 HX Base Yr



568 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,556
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	91,256
SOH/AGL Deduction	15,622
ASSESSED VALUE	75,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,634
TOTAL JUST VALUE	91,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,256

XFOB:2:1: LIBERTY MH (RUN DOWN-NOT WORTH OVER 2500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0958/0381	7/16/2002	WD	Q	I	06	100
GRANTOR: KENNETH & CAROLYN BOA						
GRANTEE: KENNETH MARK BOATRI						
0526/0243	12/01/1983	WD	Q	V	01	20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N14 W24 S14 E24$ W36 S14 E50 N14$.

EXTRA FEATURES

LN	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	0261	PRCH, UOP	0	0	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	0.90	750.00	675.00	67,500							

REVIEW DATE 02/16/2016 BY DF Total Acres: 0.73 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2025 BY SYS