LOT 16 UNIT 2 THREE RIVERS ESTAT

370-406, 1011-543, WD 1199-832,

HANNA MARK E
6386 SW STATE ROAD 47
LAKE CITY, FL 32024

2026

00-00-00-00577-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

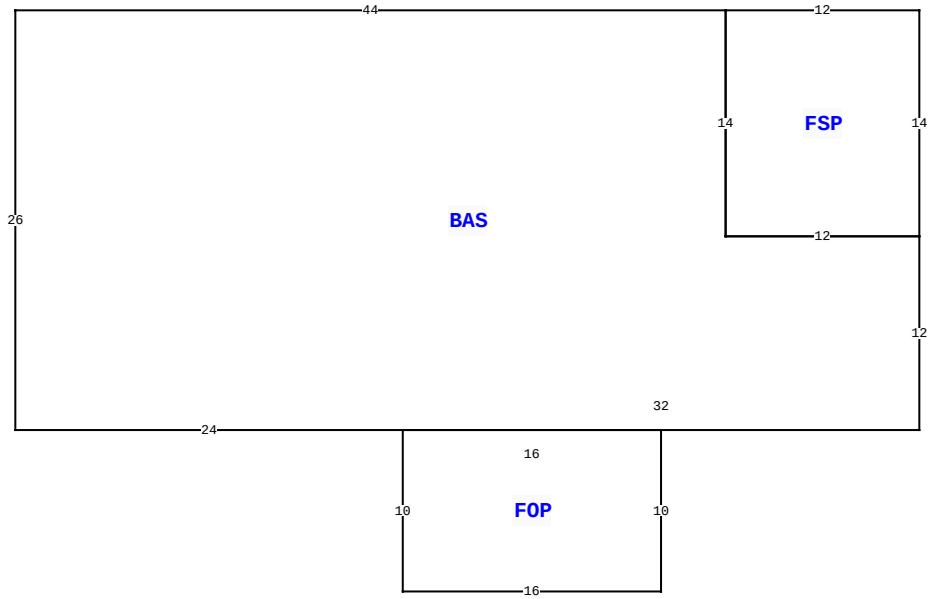
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	05	AVERAGE 50
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,288	100		1,288	32,890
FOP	160	35		56	1,430
FSP	168	40		67	1,711
TOTALS	1,616			1,411	36,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,411	106.4000	63.84	90,078	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1288 HX Base Yr 2026



738 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		36,031
TOTAL MARKET OB/XF VALUE		11,189
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		122,220
SOH/AGL Deduction		62,344
ASSESSED VALUE		59,876
TOTAL EXEMPTION VALUE	HX HB	34,876
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2530	2/20/2025	QC	U	I	11	100
GRANTOR: HANNA BARBARA C						
GRANTEE: HANNA MARK E						
1199/0832	8/09/2010	WD	Q	I	01	105,000
GRANTOR: DONALD H & ELIZABETH						
GRANTEE: CHARLES C, BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E24 FOP= S10 E16 N10 W16$ E32 N12 FSP= N14W12 S14 E12$ W12 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	0296	SHED METAL	0	100	8	14	1.00	UT	0.00	0.00	100	0	0	3	100	369	
2	0084	DOCK-RIVER	0	100	3	48	144.00	UT	14.50	14.50	100	2006	2006	3	40	835	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	11	20	220.00	UT	9.00	9.00	75	2015	2015	3	75	1,485	
5	0294	SHED WOOD/	0	100	10	20	200.00	UT	10.00	10.00	75	2015	2015	3	75	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,189

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	0132	C	SFR RIVER	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 02/16/2016 BY DF Total Acres: 0.89 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS