LOT 17 UNIT 2 THREE RIVERS ESTAT

LE 1340-15, DC 1472-2339

BURRIS CHARLES M
202 SE HILLSIDE PARKWAY
LAKE CITY, FL 32055

2026

00-00-00-00578-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 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

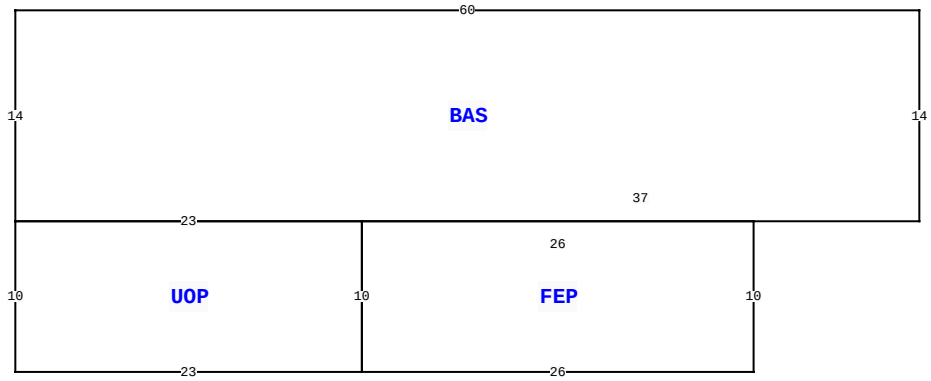
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	23,164
FEP	260	85		221	6,094
UOP	230	25		58	1,600
TOTALS	1,330			1,119	30,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,119	114.9000	68.94	77,144	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2018 Heated Area: 840 HX Base Yr



750 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	30,858
TOTAL MARKET OB/XF VALUE	7,785
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	113,643
SOH/AGL Deduction	19,013
ASSESSED VALUE	94,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,630
TOTAL JUST VALUE	113,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,643

XFOB:4:1: CHAMPION MH

BLDG:1:1: CHAMPION MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0015	7/03/2017	LE	U	I	14	100

GRANTOR: CHARLES M BURRIS & RO

GRANTEE: ADAIR SUZANNE BOSSE

0534/0001	3/01/1984	WD	Q	V	01	18,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 UOP= S10 E23 N10 W23$ E23 FEP= S10 E26 N10 W26$ E37 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	0294	SHED WOOD/	0	0	10	11	110.00	UT	1.50	1.50	100	2000	2000	3	100	165	
2	0040	BARN,POLE	0	0	18	20	360.00	UT	1.50	1.50	60	2000	2000	3	60	324	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0084	DOCK-RIVER	0	0	3	34	102.00	UT	14.50	14.50	20	2006	2006	3	20	296	

LAND DESCRIPTION

TOTAL OB/XF 7,785

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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 02/17/2016 BY DF Total Acres: 0.92 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS