LOT 2 UNIT 4 THREE RIVERS ESTATE
WD 840-2444, 887-584, WD 1030-53

BAILEY MELISSA
21079 49TH DR
LAKE CITY, FL 32024

2026

00-00-00-00604-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

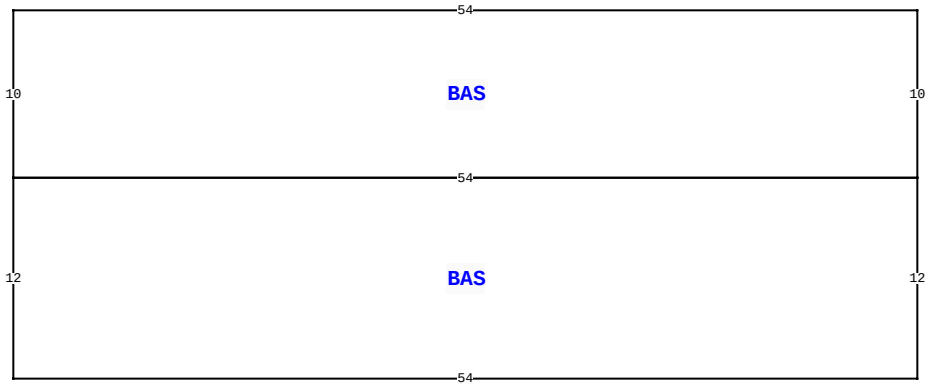
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	100000.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	8,040
BAS	648	100		648	9,648
TOTALS	1,188			1,188	17,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	62.0325	37.22	44,217	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1188 HX Base Yr



593 SW HAWAII TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,687
TOTAL MARKET OB/XF VALUE	7,588
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	38,775
SOH/AGL Deduction	11,607
ASSESSED VALUE	27,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,168
TOTAL JUST VALUE	38,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,775

SALE:1:1: MAIL WAS ALREADY C/O BASS

LAND:1:1: LOT 2 UNIT 4 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37118	MAINT/ALTR	75	08/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0130/0537	11/04/2004	WD	Q	I		7,000

GRANTOR: LEON D DOUGLAS

GRANTEE: MELISSA BAILEY

0887/0584	8/31/1999	WD	Q	I	01	100

GRANTOR: M BASS

GRANTEE: L DOUGLAS

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	0070	CARPORT UF	0	0	14	28	392.00	UT	3.00	3.00	50	2006	2006	3	50	588	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S10 BAS= S12 E54 N12 W54$ E54 N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,588

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	0200	C	MBL HM	0		A-1	210.00	210.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							

REVIEW DATE 09/18/2018 BY DF Total Acres: 1.01 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/21/2025 BY SYS