LOT 6 UNIT 4 THREE RIVERS ESTATE
319-253, 779-1256, WD 1009-2693,

DENNIS ROBERT L/DENNIS CHRISTINA L
124 SW PLEASANT TER
FORT WHITE, FL 32038-1723

2025

00-00-00-00604-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

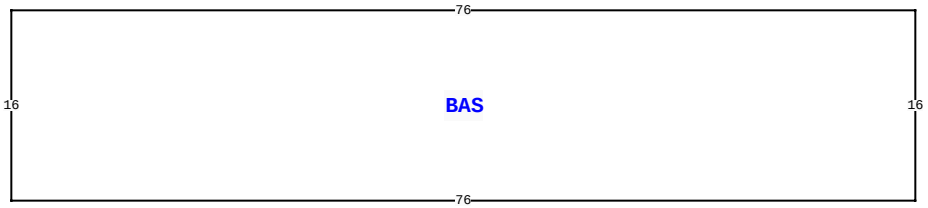
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.04 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,669
TOTALS	1,216			1,216	71,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	114.0000	107.16	130,307	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 0 Heated Area: 1216 HX Base Yr



124 SW PLEASANT TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,669
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	96,669
SOH/AGL Deduction	34,888
ASSESSED VALUE	61,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,781
TOTAL JUST VALUE	96,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,332

SALE:1:1: LOT 6 UNIT 4 THREE RIVERS NOT USUAL FOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37153	M H	394	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/0779	6/20/2019	WD	Q	I	01	52,000
GRANTOR: LAURA COOPER & ARTHUR						
GRANTEE: ROBERT L & CHRISTIN						
1347/0431	10/30/2017	WD	Q	V	01	9,000
GRANTOR: PATRICK RENE WOOD II						
GRANTEE: LAURA COOPER & ARTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	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 7,000

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/18/2018 BY DF Total Acres: 1.40 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/06/2025 BY SYS