LOT 25 UNIT 4 THREE RIVERS ESTAT
674-301, 924-479, QC 1022-1547,

FRAZER REX/FRAZER JESSICA
209 SW DALLAS TERR
FORT WHITE, FL 32038

2026

00-00-00-00604-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	100000.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	26,769
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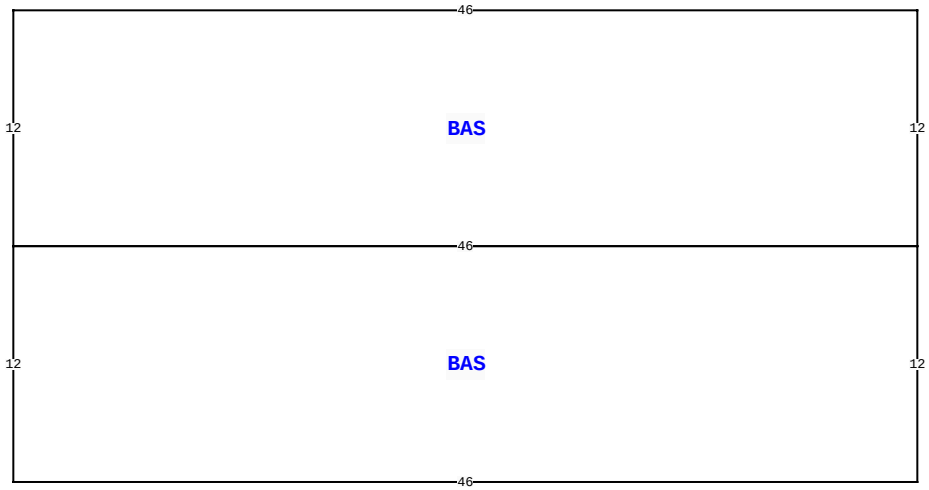
TOTALS	1,104			1,104	53,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,104	93.8000	88.17	97,340	1970	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1104 HX Base Yr 2019



209 SW DALLAS 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		53,537
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		78,537
SOH/AGL Deduction		43,496
ASSESSED VALUE		35,041
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,041
TOTAL JUST VALUE		78,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,537

LAND:1:1: LOT 25 UNIT 4 THREE RIVERS ESTATES.

SALE:1:1: LOT 25 UNIT 4 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12569	M H	125	05/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/2360	3/05/2018	WD	Q	I	01	44,000

GRANTOR: EARL & MATTIE MARTIN

GRANTEE: REX & JESSICA FRAZE

1316/0501	6/02/2016	QC	U	I	11	100

GRANTOR: CRAIG MALZAHN & TARA

GRANTEE: EARL & MATTIE MARTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 BAS= S12 E46 N12 W46$ E46 N12$.

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	100	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	100		A-1	441.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/09/2016 BY DF Total Acres: 1.18 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS