LOT 18 UNIT 4 THREE RIVERS ESTAT

522-423, 558-105, 980-433, FJ 10

METZEL DIANE
181 SW HAWAII TER
FORT WHITE, FL 32038

2026

00-00-00-00608-000

BUILDING CHARACTERISTICS

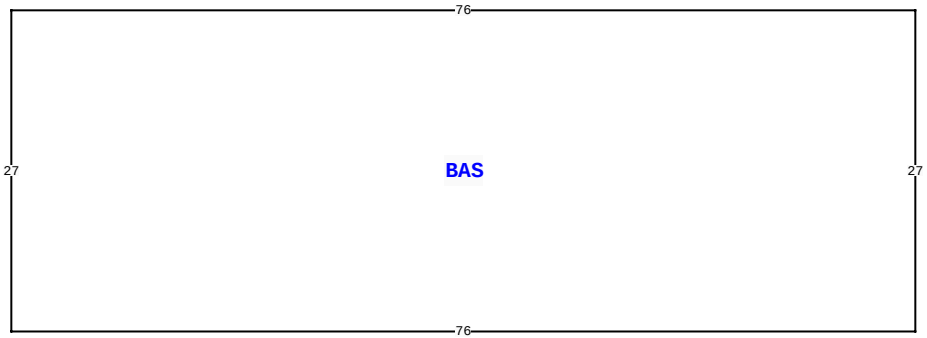
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,052	100		2,052	94,701
TOTALS	2,052			2,052	94,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,052	102.3300	83.91	172,183	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 2052 HX Base Yr 2026



181 SW HAWAII TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,701
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		120,901
SOH/AGL Deduction		0
ASSESSED VALUE		120,901
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,179
TOTAL JUST VALUE		120,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19251	M H	125	02/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/739	3/31/2025	WD	Q	I	01	154,000
GRANTOR: ELLIOTT DIANE L						
GRANTEE: METZEL DIANE						
1532/1311	1/09/2025	LE	U	I	14	0
GRANTOR: ELLIOTT DIANE L						
GRANTEE: ELLIOTT DIANE L (EN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	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 8,200

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	210.00	210.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/14/2025 BY TP Total Acres: 1.01 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS