LOT 48 UNIT 4 THREE RIVERS ESTAT
702-582, QC 709-699, 891-693,694

PEREZ JENNIFER A/DUGAN STEVEN R
16296 123TH TERRACE NORTH
JUPITER, FL 33478

2026

00-00-00-00616-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

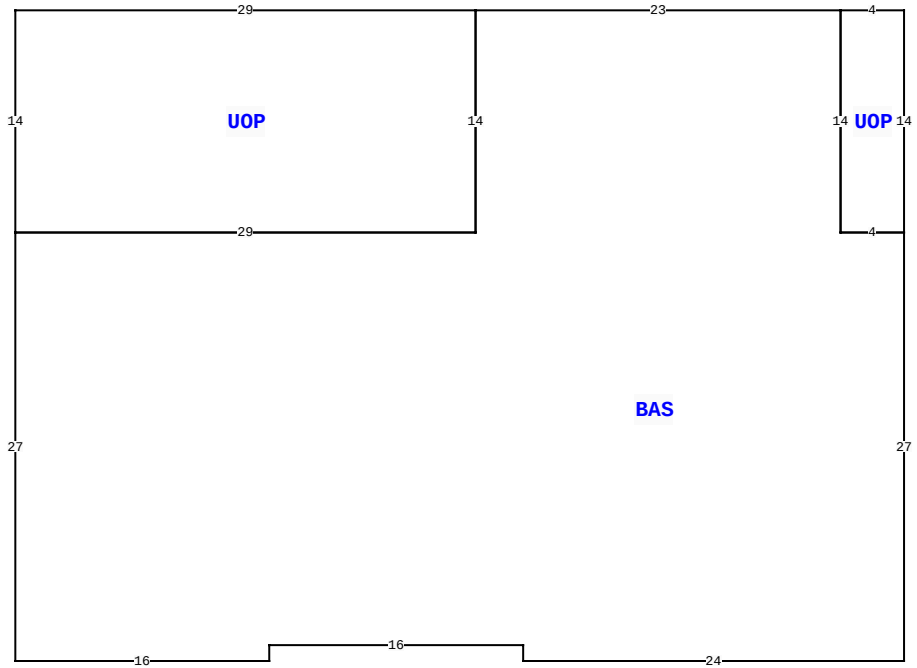
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,818	100		1,818	108,939
UOP	56	25		14	839
UOP	406	25		102	6,112
TOTALS	2,280			1,934	115,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,934	115.9000	108.95	210,709	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1818 HX Base Yr



303 SW VIRGINIA WAY, FORT WHITE

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

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1990	1990	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,890
TOTAL MARKET OB/XF VALUE	9,700
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	143,590
SOH/AGL Deduction	6,081
ASSESSED VALUE	137,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,509
TOTAL JUST VALUE	143,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,590

LAND:1:1: LOT 48 UNIT 4 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045706	Roof Replacement	16,000	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2290	6/23/2021	WD	Q	I	05	65,000
GRANTOR: BARBERICH JUDITH A						
GRANTEE: PEREZ JENNIFER A						
0891/0693	6/11/1998	WD	Q	V	01	6,400
GRANTOR: THREE RIVERS INC						
GRANTEE: SHEFFIELD (SOLD 6-9						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= W29 S14 E29 N14$ S14 W29 S27 E16 N1 E16 S1 E24 N27 UOP= N14 W4 S14 E4$ W4 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	421.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 11/17/2022 BY JS Total Acres: 1.30 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS