LOT 53 UNIT 4 THREE RIVERS ESTAT

813-1115, 855-1527, 949-230, 105

AGUIAR LISSETTE
159 SW VIRGINIA WAY
FORT WHITE, FL 32038

2026

00-00-00-00618-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

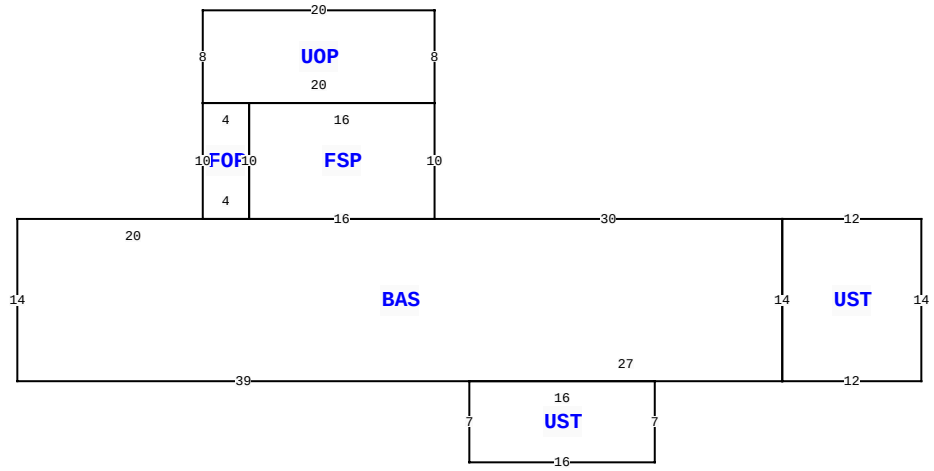
DOR CODE	0200 MOBILE HOME
MAP NUM	
MKT AREA	02
NEIGHBORHOOD/LOC	100000.04 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	49,204
FOP	40	35		14	745
FSP	160	40		64	3,408
UOP	160	25		40	2,130
UST	112	45		50	2,663
UST	168	45		76	4,047
TOTALS	1,564			1,168	62,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,168	103.0000	96.82	113,086	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 924 HX Base Yr 2024



159 SW VIRGINIA WAY, 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		62,197
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		89,197
SOH/AGL Deduction		0
ASSESSED VALUE		89,197
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		33,475
TOTAL JUST VALUE		89,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/273	3/08/2023	WD	Q	I	01	85,000
GRANTOR: D & E RENTALS LLC						
GRANTEE: AUGIAR LISSETTE						
1431/749	2/23/2021	QC	U	I	11	100
GRANTOR: FLOYD DERRICK						
GRANTEE: D & E RENTALS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N10 UOP= N8 W20 S8 E20$ W16 S10 E16$ W16 FOP= N10 W4 S10 E4 $ W20 S14 E39 UST= S7E16 N7 W16$ E27 UST= E12 N14 W12 S14$ N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	
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 9,000

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

REVIEW DATE 04/05/2023 BY ME Total Acres: 1.01 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS