LOT 56 UNIT 4 THREE RIVERS ESTAT
404-264, 949-249,250, WD 1057-16

MANATEE HIDEAWAY LLC
217 SE HIBISCUS AVE
STUART, FL 34996

2026

00-00-00-00620-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

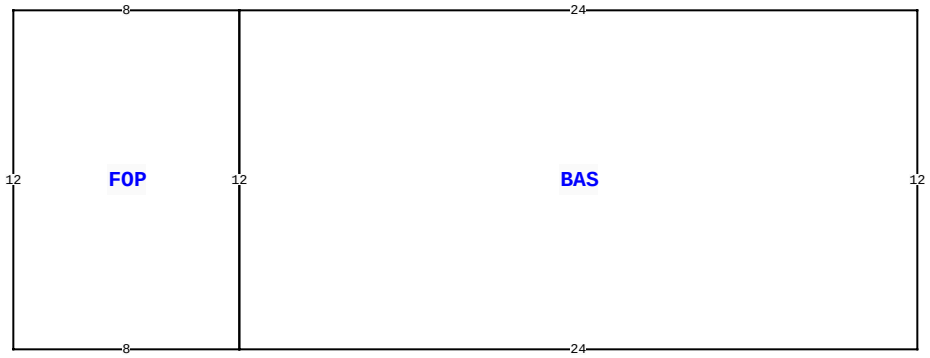
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	288	100		288	19,135
FOP	96	35		34	2,259
TOTALS	384			322	21,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	322	76.0000	71.44	23,004	2021	2021	0	0	0	7.00	93.00

3 MANUF 1 0% - 2022 Heated Area: 288 HX Base Yr



135 SW VIRGINIA WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,394
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	40,994
SOH/AGL Deduction	147
ASSESSED VALUE	40,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,847
TOTAL JUST VALUE	40,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40171	TR/TRAILER	0	07/17/2020
35159	PUMP/UTPOL	50	04/11/2017
25682	TR/TRAILER	50	04/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1430/467	2/05/2021	WD	U	V	35	145,000
GRANTOR: PARKS BOBBY J						
GRANTEE: MANATEE HIDEAWAY LL						
1412/2714	6/08/2020	N/A	Q	V	05	48,000
GRANTOR: JOHN B & GAIL HURST T						
GRANTEE: BOBBY J PARKS & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=53,18] E24 S12 W24 N12 $
FOP=[ORIG=45,18] E8 S12 W8 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	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	210.00	210.00	1.00	LT		1.00	1.00	0.70	18,000.00	12,600.00	12,600							

REVIEW DATE 08/27/2020 BY BC Total Acres: 1.01 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/21/2025 BY SYS