LOT 1 UNIT 8 THREE RIVERS ESTATE
738-254, QC 1225-1120, QC 1275-2

ADAIR AUSTIN T/ADAIR JASMINE J
1594 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-00673-000

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
Units		0 100
Quality	05	05

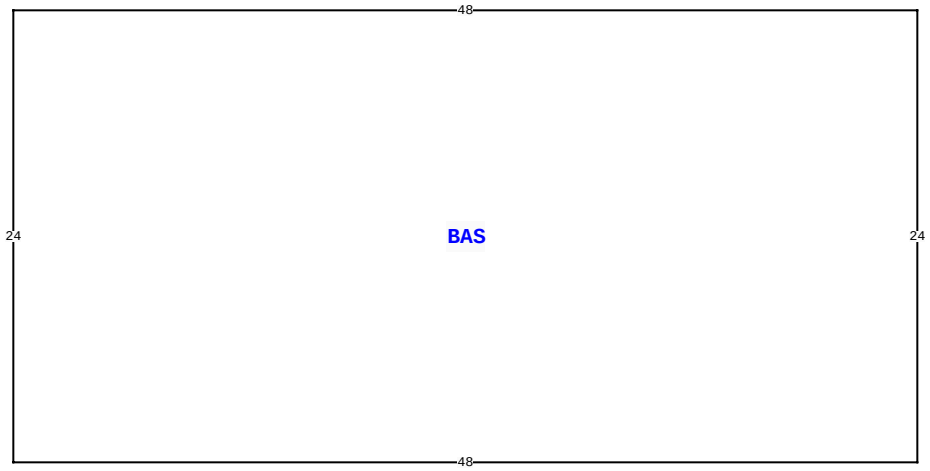
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.08	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
TOTALS	1,152			1,152	32,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	115.9000	69.54	80,110	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1152 HX Base Yr 2021



1594 SW CENTRAL 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		32,044
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		67,944
SOH/AGL Deduction		26,901
ASSESSED VALUE		41,043
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,043
TOTAL JUST VALUE		67,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38283	M H	513	06/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2293	5/11/2019	WD	Q	V	01	9,600
GRANTOR: JAMES F & THERESA Y C						
GRANTEE: AUSTIN T & JASMINE						
1275/2671	5/27/2014	QC	U	V	11	0
GRANTOR: CAROLYN M ROBERTS						
GRANTEE: JAMES F & THERESA Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	2000	2000	3	100	1,900	
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 8,900

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	0.00	130.00	1.00	LT		1.00	1.00	1.50	18,000.00	27,000.00	27,000							

REVIEW DATE 08/07/2019 BY RP Total Acres: 1.71 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 10/01/2025 BY SYS