LOT 10 UNIT 8 THREE RIVERS ESTAT
688-118, 714-468, WD 1104-1949,

HINKLE MARTHA "NELL"
P O BOX 72
FORT WHITE, FL 32038-0072

2026

00-00-00-00680-000

COLUMBIA COUNTY PROPERTY

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 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
Quality	05	05

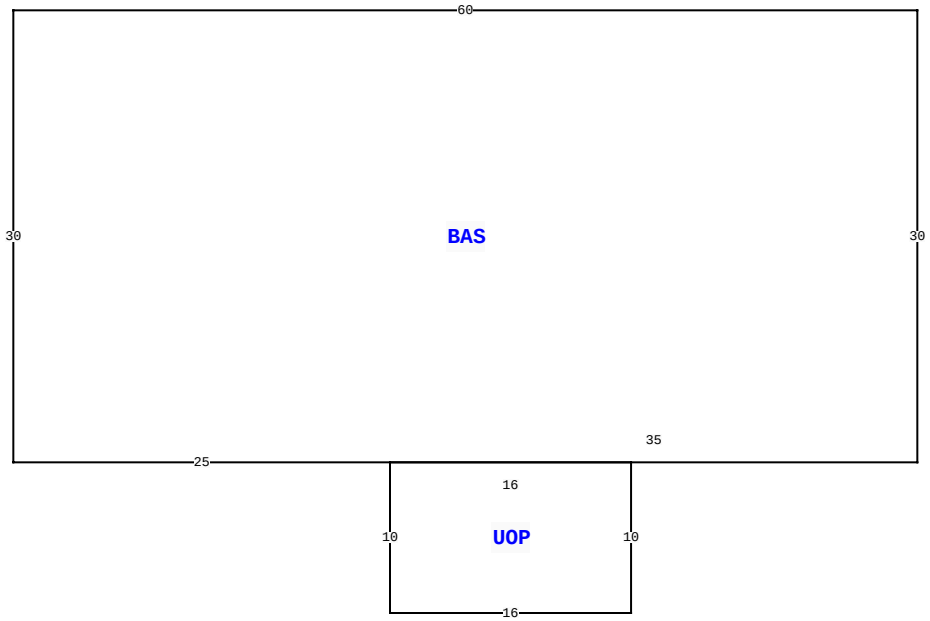
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.08 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	111,781
UOP	160	25		40	2,484
TOTALS	1,960			1,840	114,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,840	113.9000	107.07	197,009	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2009 Heated Area: 1800 HX Base Yr 2009



242 SW BUMBLE ST, 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		114,265
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		140,265
SOH/AGL Deduction		66,303
ASSESSED VALUE		73,962
TOTAL EXEMPTION VALUE	HX HB	48,962
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26724	M H	610	02/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/1949	11/29/2006	WD	Q	V		26,000
GRANTOR: WAYNE & PATRICIA CONK						
GRANTEE: MARTHA HINKLE						
0714/0468	3/27/1990	WD	U	V		2,700
GRANTOR: BONITA HADWIN						
GRANTEE: WAYNE COOK						

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E25 UOP= S10 E16 N10 W16$ E35 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	84.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/01/2016 BY DF Total Acres: 0.76 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/20/2025 BY SYS