

LOTS 35 & 65 UNIT 8 THREE RIVERS
415-603, 534-328, 797-1063, 804-

MCCLELLAND-GRAY KARRI LYNNE
642 SW BUMBLE ST
FORT WHITE, FL 32038

2026

00-00-00-00714-035

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	0	0 100
Units	0	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,216	113.5000	112.36	136,630	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2025

Heated Area: 1216

HX Base Yr 2025

16

76

76

16

BAS
2024

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2024	1,216	132,531

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023	100

642 SW BUMBLE ST, FORT WHITE										BLD DATE	LGL DATE	04/30/2024 MLU	
										XF DATE	LAND DATE		
										INC DATE	AG DATE		

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	100			0.00	0.00	2.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3	
VALUATION SUMMARY							
VALUATION BY						STANDARD	
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE						132,531	
TOTAL MARKET OB/XF VALUE						7,000	
TOTAL LAND VALUE - MARKET						36,000	
TOTAL MARKET VALUE						175,531	
SOH/AGL Deduction						0	
ASSESSED VALUE						175,531	
TOTAL EXEMPTION VALUE				HX HB WR		55,722	
BASE TAXABLE VALUE						119,809	
TOTAL JUST VALUE						175,531	
NCON VALUE						0	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						176,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			06/29/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=18,14] E76 S16 W76 N16 \$													