

LOT 12 & 13 UNIT 9 THREE RIVER E
610-642, WD 1348-1921, DC 1348-1

COBB MOLLY S REVOCABLE TRUST AGREEMENT DATED AUGUS
1239 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00745-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN 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		2 100			
Bathrooms		1 100			
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		100000.09		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	49,900
UOP	36	25		9	535
UST	36	45		16	950
TOTALS	912			865	51,386

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	865	114.9000	108.01	93,429	1982	1982	0	0	0	45.00	55.00
1 MANUF 1 0% - 2025				Heated Area: 840				HX Base Yr				
UST UOP BAS												
23 24 35 24												
BLD DATE				LGL DATE				01/03/2024				