LOTS 1 & 2 UNIT 10 THREE RIVERS
462-44, 658-120, DC 1297-2378, W

MARTIN WILLIAM B/MARTIN M LYNN
713 SW WASHINGTON AVE
FORT WHITE, FL 32038-6616

**2026**

**00-00-00-00751-000**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |

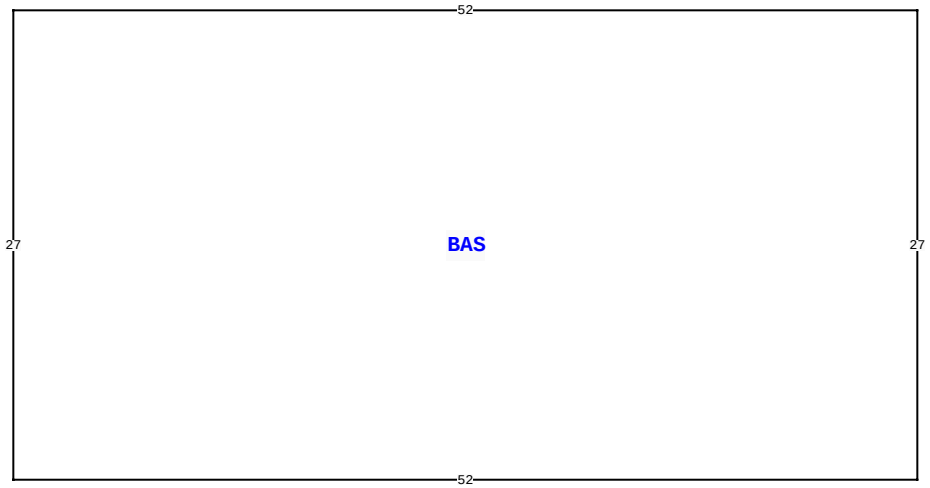
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.10 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 114,046 |
| TOTALS | 1,404 | | | 1,404 | 114,046 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,404 | 113.7000 | 106.88 | 150,060 | 2014 | 2014 | 0 | 0 | 0 | 24.00 | 76.00 |

2 MANUF 1 100% - 2017 Heated Area: 1404 HX Base Yr 2017




713 SW WASHINGTON AVE, 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 | | 114,046 |
| TOTAL MARKET OB/XF VALUE | | 7,675 |
| TOTAL LAND VALUE - MARKET | | 36,000 |
| TOTAL MARKET VALUE | | 157,721 |
| SOH/AGL Deduction | | 114,873 |
| ASSESSED VALUE | | 42,848 |
| TOTAL EXEMPTION VALUE | 13 HX HB | 42,848 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 157,721 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 162,222 |

SALE:1:1: 2 PARCELS - 1 DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33955 | M H | 513 | 04/13/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1306/0408 | 11/23/2015 | WD | Q | V | 01 | 23,000 |
| GRANTOR: WESLEY R YATES | | | | | | |
| GRANTEE: WILLIAM B MARTIN & | | | | | | |
| 0658/0120 | 7/23/1988 | WD | U | V | 09 | 23,900 |
| GRANTOR: MACSUGA ALEXANDER | | | | | | |
| GRANTEE: YATES WESLEY & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

## 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 | 18 | 25 | 450.00 | UT | 1.50 | 1.50 | 100 | 2016 | 2016 | 3 | 100 | 675 | |
| 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 7,675

| 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 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 20,000.00 | 18,000.00 | 36,000 | | | | | | | |

REVIEW DATE 06/20/2016 BY TW Total Acres: 1.81 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 09/22/2025 BY SYS