

LOT 6 UNIT 10 THREE RIVERSN ESTA  
405-661, 669-9, 670-734, 798-114

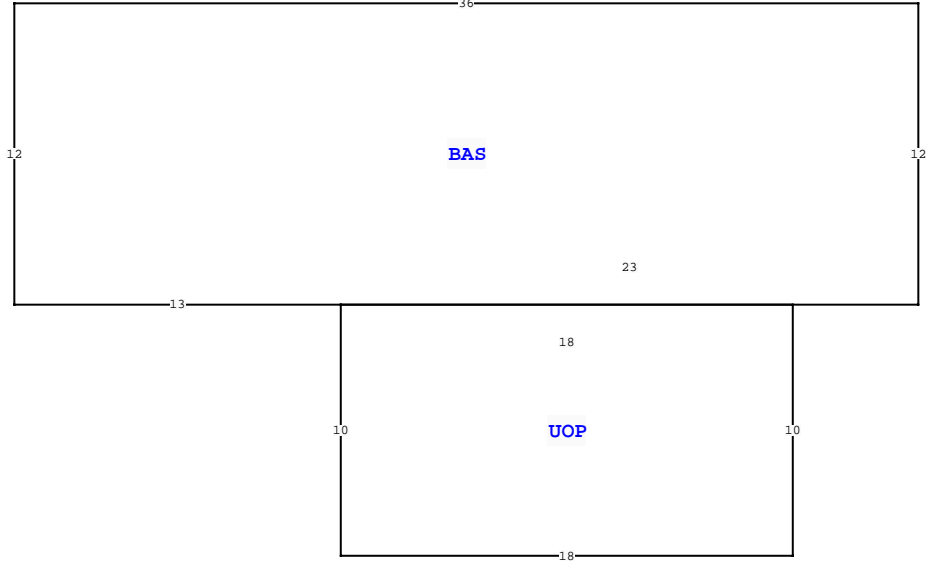
GAVER GLENN D/GAVER RUTH B  
13243 WHEELER RD  
DOVER, FL 33527

**2026**

00-00-00-00756-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms	1	1 100	
Bathrooms	1	1 100	
Stories	1.	1. 100	
Architectual	01	CONV 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
NEIGHBORHOOD/LOC	100000.10 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	432	100	
UOP	180	25	
TOTALS	612		477 11,436

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	477	99.9000	59.94	28,591	1989	1989	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 432 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				11,436		
TOTAL MARKET OB/XF VALUE				7,400		
TOTAL LAND VALUE - MARKET				20,000		
TOTAL MARKET VALUE				38,836		
SOH/AGL Deduction				4,779		
ASSESSED VALUE				34,057		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				34,057		
TOTAL JUST VALUE				38,836		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				38,836		
SALE:2:1: LOT 6 UNIT 10 THREE RIVERS EST.						
XFOB:2:1: LIBERTY MH						
SALE:1:1: LOT 6 UNIT 10 THREE RIVERS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/1794	3/27/2001	WD	Q	I		16,500
GRANTOR: PHILLIP CARTER						
GRANTEE: GLENN & RUTH GAVER						
0798/1149	11/23/1994	WD	Q	I		12,900
GRANTOR: PATRICIA HOLMAN						
GRANTEE: PHILLIP JESSEE CART						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W36 S12 E13 UOP= S10 E18 N10 W18 E23 N12\$.						

EXTRA FEATURES		817 SW WASHINGTON AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
2	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/30/2024	MLU	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	DESCRIPTION
1	0200	C	MBL HM

TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							