LOT 50 UNIT 10 THREE RIVERS ESTA
727-382, WD 1027-145,

MOBLEY JAMES H/MOBLEY KATHLEEN J
308 SW DINGO WAY
FORT WHITE, FL 32038-0693

2026

00-00-00-00785-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

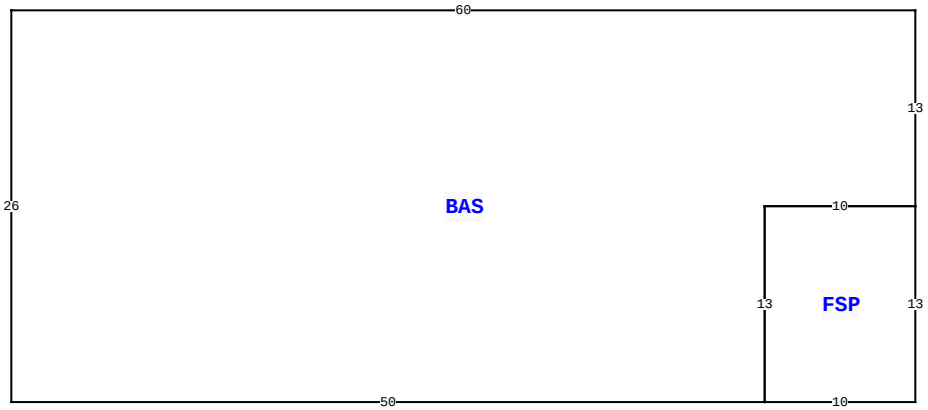
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	84,211
FSP	130	40		52	3,062
TOTALS	1,560			1,482	87,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,482	113.9000	107.07	158,678	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1430 HX Base Yr 2007



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,273
TOTAL MARKET OB/XF VALUE		14,520
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		124,293
SOH/AGL Deduction		57,322
ASSESSED VALUE		66,971
TOTAL EXEMPTION VALUE	HX HB	41,971
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,293

SALE:1:1: LOT 50, UNIT 10, THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23851	M H	525	11/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0145	9/24/2004	WD	Q	V		18,500
GRANTOR: JAMES & VIVIAN PAYNE						
GRANTEE: JAMES & KATHLEEN J						
0727/0382	7/27/1990	WD	Q	V		7,200
GRANTOR: THREE RIVERS						
GRANTEE: JAMES O PAYNE						

308 SW DINGO WAY, FORT WHITE

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

BUILDING NOTES

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	20	40	800.00	UT	2.00	2.00	100	2005	2005	3	100	1,600	
2	0070	CARPORT UF	0	100	20	18	360.00	UT	2.00	2.00	100	2005	2005	3	100	720	
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	12	24	288.00	UT	7.50	7.50	100	2005	2005	3	100	2,160	
5	0261	PRCH, UOP	0	100	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

BUILDING DIMENSIONS

BAS= W60 S26 E50 FSP= E10 N13 W10 S13$ N13 E10 N13$.

LAND DESCRIPTION

TOTAL OB/XF 14,520

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	302.00	0.00	1.00	LT		1.00	1.00	1.25	18,000.00	22,500.00	22,500							

REVIEW DATE 01/19/2016 BY DF Total Acres: 1.66 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/21/2025 BY SYS