LOT 63 UNIT 10 THREE RIVERS ESTA
773-1925, QC 1129-1928, WD 1176-

MCPHERSON KELLY/WORKMAN TOM
1716 SOUTHEAST 64TH WAY
GAINESVILLE, FL 32641

2026

00-00-00-00791-000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05

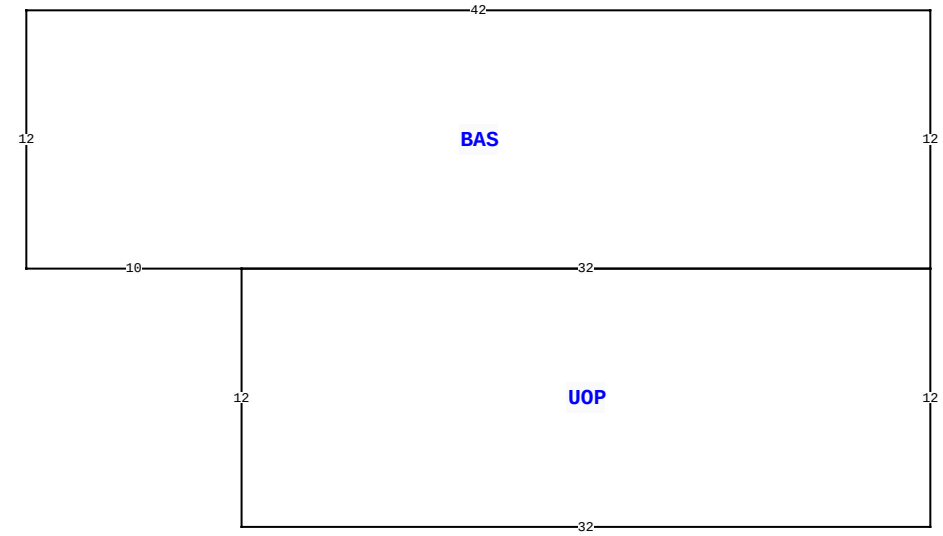
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.10	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	85,913
UOP	384	25		96	16,364
TOTALS	888			600	102,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0201	02	600	120.8900	113.64	68,184	2012	2012	0	0	150	29.00	150.00

1 MANUF 1 0% - 2023 Heated Area: 504 HX Base Yr



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

999 SW WASHINGTON AVE, FORT WHITE

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,276
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	129,676
SOH/AGL Deduction	0
ASSESSED VALUE	129,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,676
TOTAL JUST VALUE	129,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29982	M H	537	03/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/811	2/25/2022	WD	Q	I	01	127,000
GRANTOR: MCCURRY CHRISTOPHER						
GRANTEE: MCPHERSON KELLY						
1176/1356	6/23/2009	WD	Q	V	01	12,000
GRANTOR: WANDA E WOLFE						
GRANTEE: CHRISTOPHER & TRACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S12 E10 UOP= S12 E32 N12 W32$ E32 N12$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/19/2016 BY DF Total Acres: 0.93 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/21/2025 BY SYS