LOT 71 UNIT 10 THREE RIVERS ESTA
409-207, 818-709, 939-722, QC 14

DIXON MICHAEL
12623 MOOSE ROAD
JACKSONVILLE, FL 32226

2026

00-00-00-00798-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

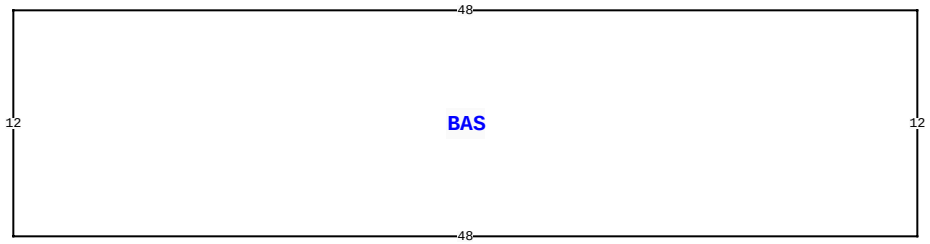
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	576	100		576	9,403
TOTALS	576			576	9,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	68.0085	40.81	23,507	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 576 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,403
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	34,803
SOH/AGL Deduction	5,534
ASSESSED VALUE	29,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,269
TOTAL JUST VALUE	34,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,803

BLDG:1:1: VILLAGER MH

SALE:1:1: 1970 SW MH INCL IN SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7745	M H	100	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1418/1818	8/26/2020	QC	U	I	11	100
GRANTOR: FORREST B BREWER						
GRANTEE: MICHAEL DIXON						
0939/0722	10/02/2001	QC	Q	I	01	14,000
GRANTOR: W L & PAULINE D BREWE						
GRANTEE: FORREST V BREWER						

2096 SW SANTA FE DR, 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	0296	SHED METAL	0	0	10	20	1.00	UT	0.00	0.00	100	0	0	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	

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/19/2016 BY DF Total Acres: 0.51 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS