LOT 34 UNIT 11 THREE RIVERS ESTA
411-498, 778-729, 878-1905, CD 8

FINGER GEORGE/BERNHARDT ELLEN
5 FIRST AVENUE
PALM COAST, FL 32137

2026

00-00-00-00855-004

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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

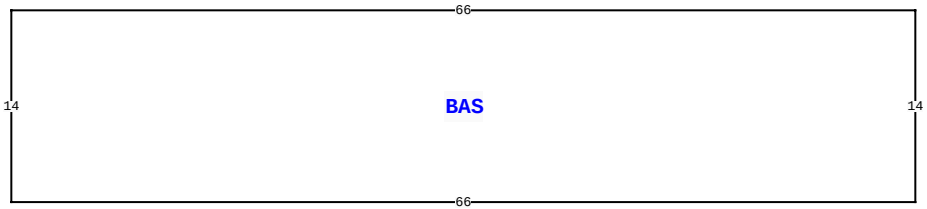
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 02
NEIGHBORHOOD/LOC: 100000.11 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	53,458
TOTALS	924			924	53,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	111.9000	105.19	97,196	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr



1080 SW WASHINGTON AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,458
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	80,458
SOH/AGL Deduction	5,208
ASSESSED VALUE	75,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,250
TOTAL JUST VALUE	80,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
262236	M H	275	09/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1090/2174	7/24/2006	WD	Q	I		53,000
GRANTOR: TOWNSEND						
GRANTEE: GEORGE FINGER & ELL						
0878/1905	4/13/1999	WD	Q	I		20,000
GRANTOR: DULL						
GRANTEE: TOWNSEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	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 7,000

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: 1.05 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/27/2025 BY SYS