LOT 54 UNIT 11 THREE RIVERS ESTA
668-583, 685-15, WD 1380-109, DC

ODOM LEIGH
716 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00857-054

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

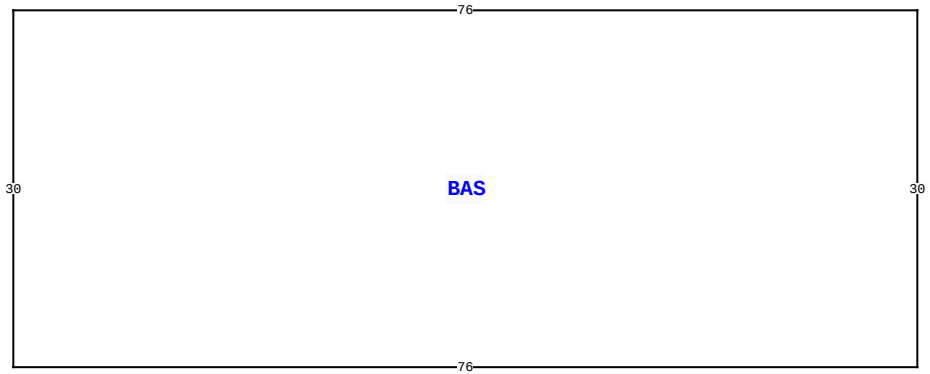
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.11	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	217,267
TOTALS	2,280			2,280	217,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2020	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 2280 HX Base Yr 2020



716 SW WASHINGTON AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,267
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		244,667
SOH/AGL Deduction		101,575
ASSESSED VALUE		143,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,370
TOTAL JUST VALUE		244,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38452	M H	444	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/1777	5/27/2021	QC	U	I	11	100
GRANTOR: BRALLIER MARY						
GRANTEE: ODOM LEIGH						
1380/0109	2/05/2019	WD	U	V	16	17,700
GRANTOR: MICHAEL D SMITH						
GRANTEE: LEIGH ODOM & MARY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	100		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 09/17/2019 BY RP Total Acres: 0.87 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 09/23/2025 BY SYS