

LOT 11 UNIT 12 THREE RIVERS ESTA
786-1573, 797-2041, 809-2442, DC

JOHNSON CHARLES HUGH
312 SW CALIFORNIA TER
FORT WHITE, FL 32038

2026

00-00-00-00865-011



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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.12 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	672	100
UOP	240	25
UOP	314	25
TOTALS	1,226	810

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0801	02	810	49.1400	27.03	21,894	1970	1970	0	0	0 60.00	40.00
1 MH/NOTITLE		100% - 2021		Heated Area: 672				HX Base Yr 2021			
UOP BAS UOP											

L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2019	2019	3	100	540	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF										8,140	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00					
REVIEW DATE		11/25/2019		BY	HC	Total Acres: 0.94			Total Land Value: 18,000			Market: 0			Agricultural: 0						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		8,758	
TOTAL MARKET OB/XF VALUE		8,140	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		34,898	
SOH/AGL Deduction		12,906	
ASSESSED VALUE		21,992	
TOTAL EXEMPTION VALUE		HX HB	21,992
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		34,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		34,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37005	RECONNECT	75	07/23/2018
12451	M H	125	04/25/1997
10023	RECONNECT	50	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/390	12/23/2024	LE	U	I	14	100	
GRANTOR: JOHNSON CHARLES HUGH							
GRANTEE: JOHNSON CHARLES HUG							
1529/2361	12/16/2024	QC	U	I	11	100	
GRANTOR: MCINTOSH NIKKI							
GRANTEE: JOHNSON CHARLES HUG							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 UOP= N10 W17 S2 W18 S8 E35\$ W35 S12 UOP= S8 E21 N2 E12 N6 W33\$ E56 N12\$.									