LOT 48 UNIT 12 THREE RIVERS ESTA
821-2287, 874-1652, WD 1495-569

PONCE JORGE EUGENIO
611 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00865-048

BUILDING CHARACTERISTICS

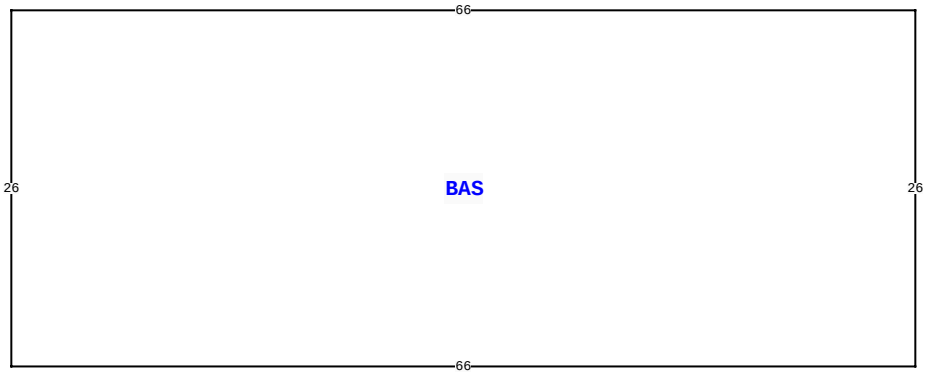
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.12	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	104,601
TOTALS	1,716			1,716	104,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,716	117.9000	110.83	190,184	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 1999 Heated Area: 1716 HX Base Yr 1999



611 SW MANATEE TER, 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		104,601
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		130,801
SOH/AGL Deduction		76,650
ASSESSED VALUE		54,151
TOTAL EXEMPTION VALUE	HX HB	29,151
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049122	Roof Replacement	12,700	01/30/2024
14862	M H	125	12/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/569	7/21/2023	WD	U	I	11	100
GRANTOR: PONCE KATHLEEN M						
GRANTEE: PONCE JORGE EUGENIO						
0821/2287	5/08/1996	WD	U	V	09	6,000
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: JORGE PONCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S26 E66 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	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 8,200

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/20/2024 BY JS Total Acres: 1.05 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/28/2025 BY SYS