LOT 65 UNIT 12 THREE RIVERS ESTA
618-460, 772-302, 772-1858-1861,

SAPP MARY ELIZABETH
202 9TH AVE
WELLBORN, FL 32094

2025

00-00-00-00865-065

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

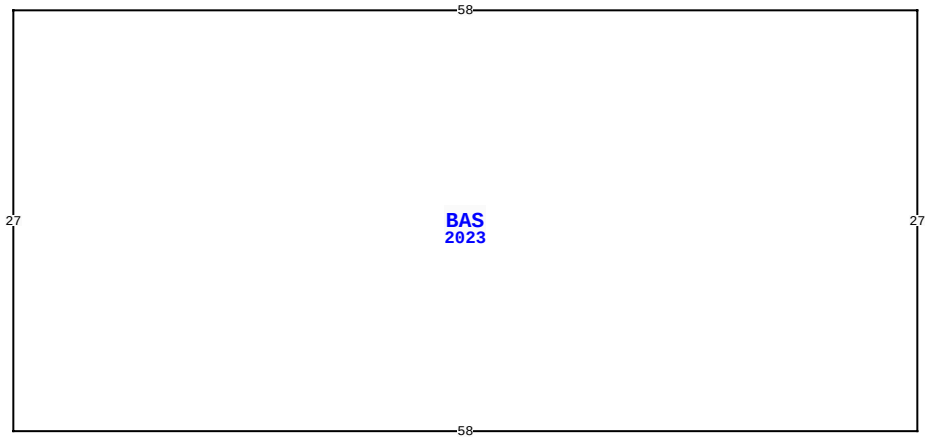
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	1,566	100	2023	1,566	44,161
TOTALS	1,566			1,566	44,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	117.5000	70.50	110,403	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1566 HX Base Yr



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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,161
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	69,561
SOH/AGL Deduction	7,003
ASSESSED VALUE	62,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,558
TOTAL JUST VALUE	69,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,818

SALE:1:1: LOT 65 THREE RIVERS UNIT 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2311	7/01/2020	WD	Q	V	01	13,500
GRANTOR: MICHAEL & DARCY CARTW						
GRANTEE: MARY ELIZABETH SAPP						
1368/1190	8/24/2018	WD	U	V	37	8,500
GRANTOR: MIRIAM CORPION						
GRANTEE: DIRECT LAND BUYERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,16] E58 S27 W58 N27 $
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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	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

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	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 05/09/2023 BY RP Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/22/2025 BY SYS