LOTS 69 & 70 UNIT 12 THREE RIVER
749-1668, PB 1003-1021, PR 1006-

GENDREAU MICHAEL J
756 SW PLEASANT TERR
FORT WHITE, FL 32038

2025

00-00-00-00865-069

COLUMBIA COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

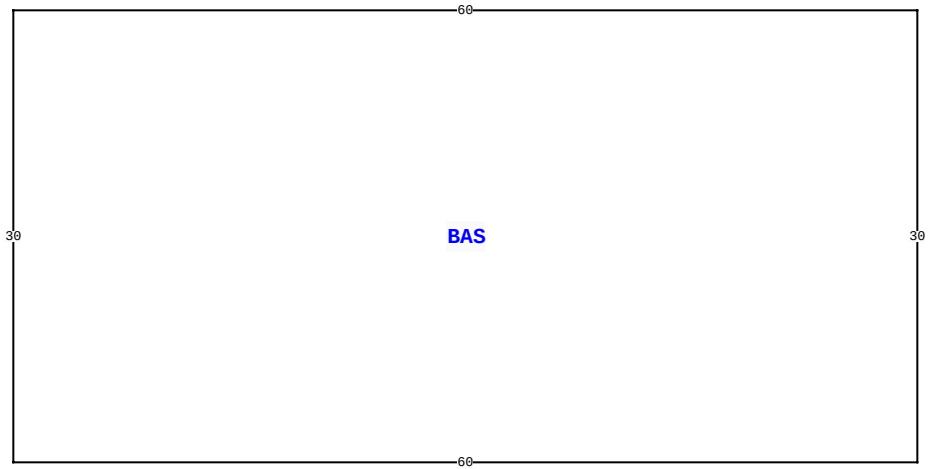
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	188,091
TOTALS	1,800			1,800	188,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,800	113.5000	112.36	202,248	2020	2020	0	0	0	7.00	93.00

2 MANUF 2 100% - 2022 Heated Area: 1800 HX Base Yr 2022



756 SW PLEASANT TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,091
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		21,600
TOTAL MARKET VALUE		216,791
SOH/AGL Deduction		53,601
ASSESSED VALUE		163,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,468
TOTAL JUST VALUE		216,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40178	M H	0	07/20/2020
27036	TR/TRAILER	139	05/21/2008
26091	TR/TRAILER	50	08/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/2408	5/18/2007	WD	U	V	08	22,500
GRANTOR: CHARLES D & DONNA H H						
GRANTEE: MICHAEL J GENDREAU						
1102/1557	11/20/2006	QC	Q	V	01	10,000
GRANTOR: BRYN J ANCEL						
GRANTEE: CHARLES D & DONNA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 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	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	25	0	0	3	25	100	
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 7,100

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	2.00	LT		1.00	1.00	0.60	18,000.00	10,800.00	21,600							

REVIEW DATE 09/04/2020 BY JB Total Acres: 1.41 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 08/22/2025 BY SYS