

LOT 76 UNIT 12 THREE RIVERS ESTA
750-2090, 793-956,

GENDREAU ARTHUR J/GENDREAU JOAN M
1962 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-00865-076



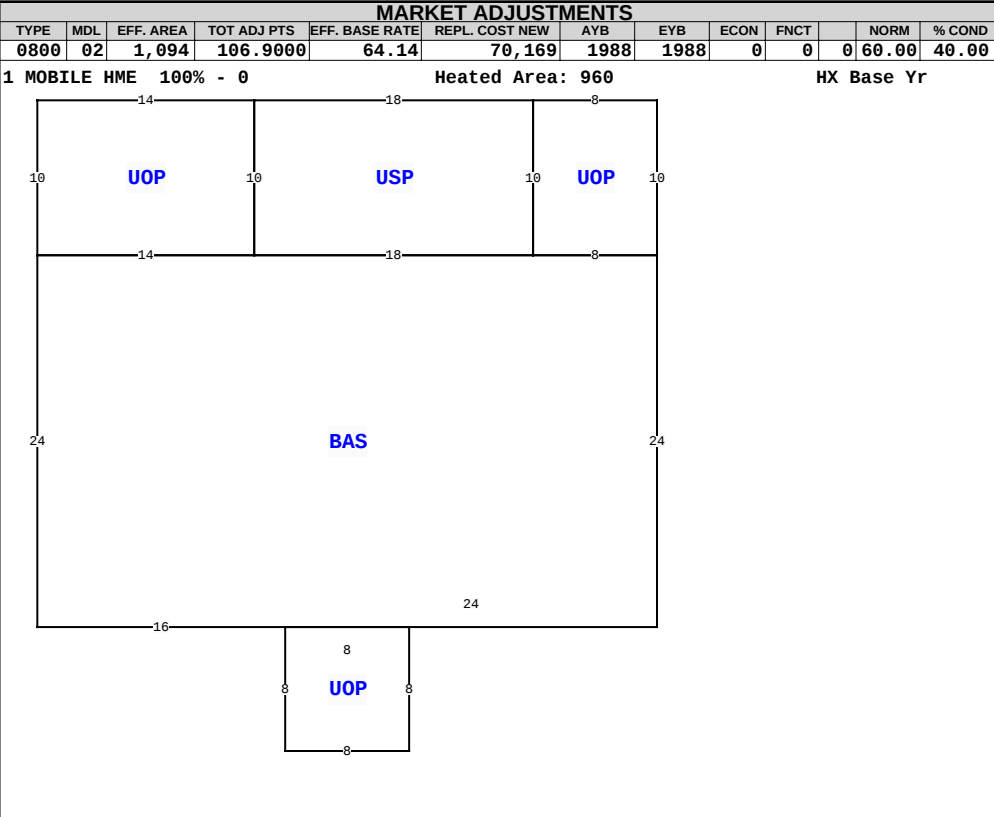
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	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	960	100		960	24,630
UOP	64	25		16	410
UOP	80	25		20	513
UOP	140	25		35	898
USP	180	35		63	1,616
TOTALS	1,424			1,094	28,068

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0294	SHED WOOD/	0	100	0	0	
2	0252	LEAN-TO W/	0	100	0	0	
3	9945	Well/Sept	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0102	C	SFR/MH	100	



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												28,068
TOTAL MARKET OB/XF VALUE												7,450
TOTAL LAND VALUE - MARKET												18,000
TOTAL MARKET VALUE												53,518
SOH/AGL Deduction												31,777
ASSESSED VALUE												21,741
TOTAL EXEMPTION VALUE												21,741
BASE TAXABLE VALUE												0
TOTAL JUST VALUE												53,518
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												53,518
LAND:1:1: LOT 76 UNIT 12 THREE RIVERS ESTATES.												
XF0B:1:1: SKYLINE M H												
BLDG:1:1: SKYLINE MH												
SALE:1:1: WD REPLACING AGREEMENT												
PERMIT NUM	DESCRIPTION							AMT	ISSUED			
000048058	Electrical Servic							0	09/08/2023			

BUILDING NOTES												
BUILDING DIMENSIONS												
UOP= N10 W8 S10 E8\$ BAS= W8 USP= N10 W18 S10 E18\$ W18 UOP=												
N10 W14 S10 E14\$ W14 S24 E16 UOP= S8 E8 N8 W8\$ E24 N24\$.												

BUILDING DIMENSIONS												
UOP= N10 W8 S10 E8\$ BAS= W8 USP= N10 W18 S10 E18\$ W18 UOP= N10 W14 S10 E14\$ W14 S24 E16 UOP= S8 E8 N8 W8\$ E24 N24\$.												