LOT 9 UNIT 12 THREE RIVERS ESTAT
554-256, 826-572, WD 840-225, 86

SWEENY LISA
645 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00868-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

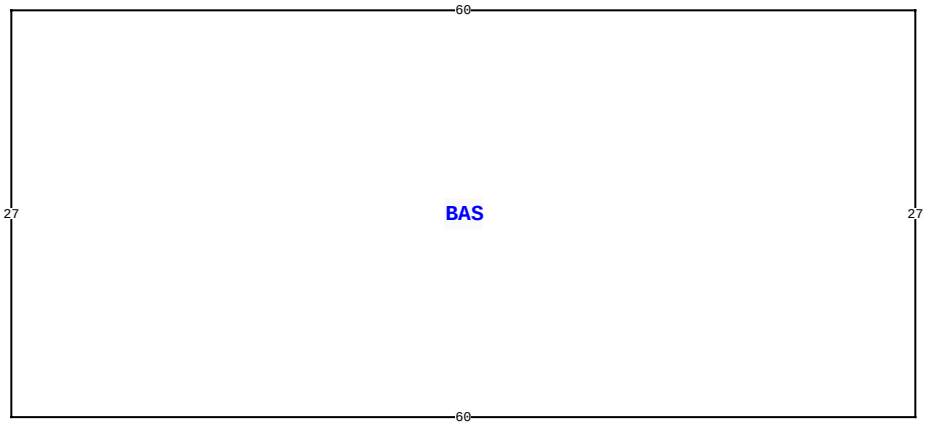
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	107.07	173,453	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1620 HX Base Yr



358 SW CALIFORNIA TER, FORT WHITE

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	95,399
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	123,999
SOH/AGL Deduction	1,891
ASSESSED VALUE	122,108
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,108
TOTAL JUST VALUE	123,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,999

SALE:2:1: (THIS SALE IS FOR 2 LOTS) REFER TO #677-

SALE:1:1: (THIS SALE IS FOR 2 LOTS) REFER TO #677-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24026	M H	489	01/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/2068	4/09/2020	WD	U	I	18	50,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: LISA SWEENY						
1396/1285	5/10/2019	WD	U	I	12	0
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: SECRETARY OF HOUSIN						

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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 02/08/2016 BY DF Total Acres: 0.94 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/28/2025 BY SYS