LOT 18 UNIT 12 THREE RIVERS ESTA
531-749, 757-136, 801-2364, DC 9

HARNER DAVID/HARNER JANE
248 SW OHIO PL
FORT WHITE, FL 32038

2025

00-00-00-00874-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

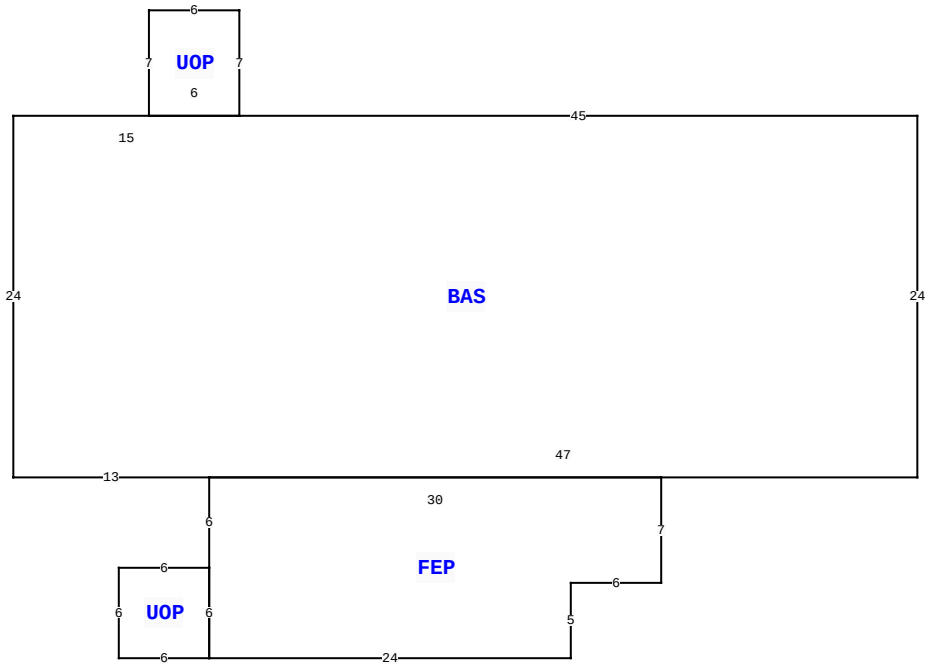
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,440	100		1,440	40,401
FEP	330	85		280	7,856
UOP	36	25		9	252
UOP	42	25		10	280
TOTALS	1,848			1,739	48,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,739	116.9000	70.14	121,973	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1440 HX Base Yr 2005



248 SW OHIO PL, 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		48,789
TOTAL MARKET OB/XF VALUE		14,376
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		81,165
SOH/AGL Deduction		44,755
ASSESSED VALUE		36,410
TOTAL EXEMPTION VALUE	HX HB SX	36,410
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		81,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,512

SALE:2:1: LOT 18, UNIT 12, THREE RIVERS MH ON MTG
XFOB:1:1: FLEETWOOD ID#AFLCW2AG230511544 & BG (ON
SALE:1:1: LOT 18 UNIT 12 THREE RIVERS ESTATES WITH
LAND:1:1: LOT 18, UNIT 12, THREE RIVERS ESTATES S/

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1011/2526	4/02/2004	WD	Q	I		50,000
GRANTOR: REAGAN, FUNDERBURK						
GRANTEE: DAVID & JANE HARNER						
0801/2364	2/17/1995	WD	Q	I		49,900
GRANTOR: MACK A MCCORMICK						
GRANTEE: LEONARD M & VALERIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UOP= N7 W6 S7 E6$ W15 S24 E13 FEP= S6 UOP= W6 S6 E6 N6$ S6 E24 N5 E6 N7 W30$E47 N24$.

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	0021	BARN,FR AE	0	100	25	56	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0166	CONC,PAVMT	0	100	3	128	384.00	UT	1.50	1.50	100	1993	1993	3	100	576	

LAND DESCRIPTION

TOTAL OB/XF 14,376

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 02/08/2016 BY DF Total Acres: 1.31 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/26/2025 BY SYS