LOTS 50,51,52 & 53 THREE RIVER E
451-461, 799-1605, 824-264, PR 1

THALMAN CHRISTOPHER
13007 BROWN BARK TRAIL
CLERMONT, FL 34711

2025

00-00-00-00890-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

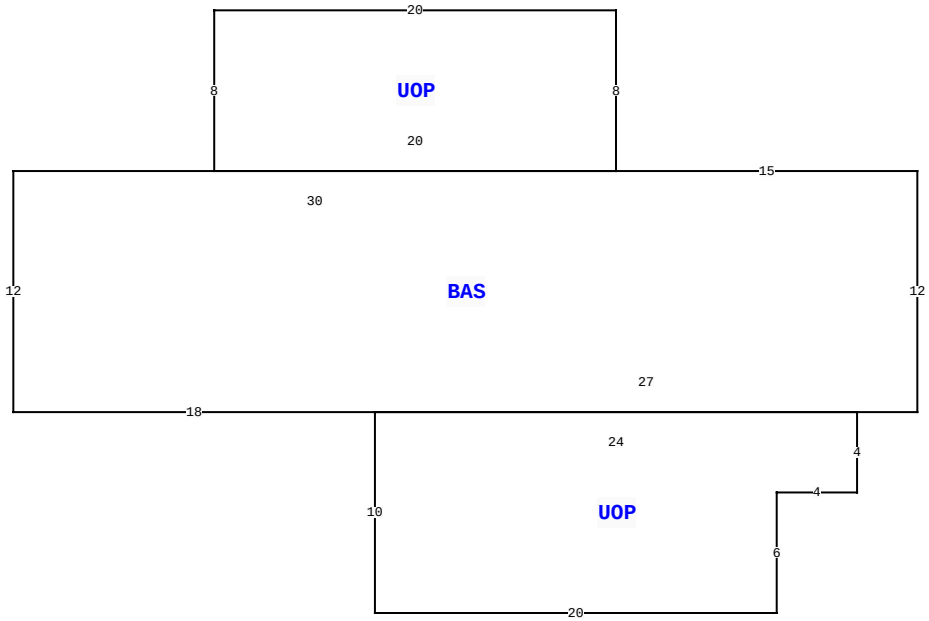
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	540	100		540	9,437
UOP	160	25		40	699
UOP	216	25		54	944
TOTALS	916			634	11,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	634	72.8100	43.69	27,699	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 540 HX Base Yr



545 SW MANATEE 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	11,080
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	61,680
SOH/AGL Deduction	11,049
ASSESSED VALUE	50,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,631
TOTAL JUST VALUE	61,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/2305	2/20/2013	PB	U	I	18	100
GRANTOR: LAWRENCE W POPE AS PR						
GRANTEE: CHRISTOPHER THALMAN						
1249/2300	2/20/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: LAWRENCE W POPE AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N8 W20 S8 E20$W30 S12 E18 UOP= S10 E20 N6 E4 N4 W24$ E27 N12$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0102	C	SFR/MH	0		00	0.00	0.00	4.00	LT		1.00	1.00	0.60	18,000.00	10,800.00	43,200							

REVIEW DATE 02/08/2016 BY DF Total Acres: 4.21 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 08/29/2025 BY SYS