LOT 63 UNIT 14 THREE RIVERS ESTA
950-1875.

HOPSON SAMMY R
636 SW PLEASANT TER
FORT WHITE, FL 32038

2026

00-00-00-00929-000

BUILDING CHARACTERISTICS

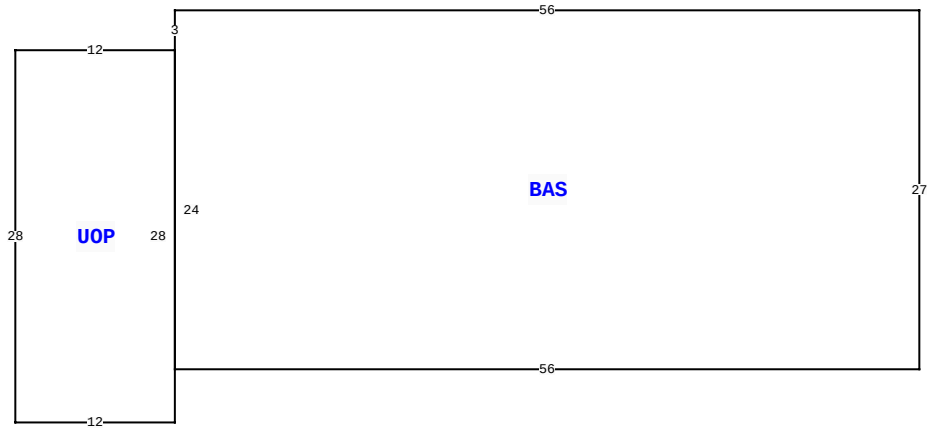
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.14	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
UOP	336	25		84	5,121
TOTALS	1,848			1,596	97,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,596	117.9000	110.83	176,885	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1512 HX Base Yr 2003



636 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		97,287
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		123,287
SOH/AGL Deduction		66,989
ASSESSED VALUE		56,298
TOTAL EXEMPTION VALUE	HX HB	31,298
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19503	M H	125	05/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0950/1878	4/03/2002	WD	U	V	08	4,500

GRANTOR: DOROTHY MAIER
GRANTEE: SAMMY HOPSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S3 UOP= W12 S28 E12 N28$ S24 E56 N27$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		A-1	111.00	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: 0.98 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/12/2025 BY SYS