LOT 23 UNIT 17 THREE RIVERS ESTA
WD 1020-2332, WD 1023-1709, WD 1

WALLING CASSANDRA
8516 HEYWARD RD
TAMPA, FL 33635

2026

00-00-00-00947-000

BUILDING CHARACTERISTICS

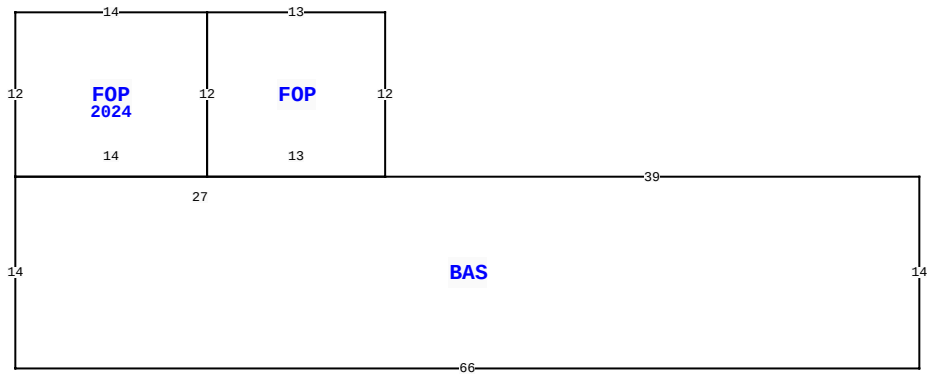
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	78,843
FOP	156	35		55	4,693
FOP	168	35	2024	59	5,035
TOTALS	1,248			1,038	88,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,038	114.9000	108.01	112,114	1996	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2024 Heated Area: 924 HX Base Yr



1224 SW CENTRAL TER, FORT WHITE

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	88,570
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	115,870
SOH/AGL Deduction	0
ASSESSED VALUE	115,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,870
TOTAL JUST VALUE	115,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048949	Roof Replacement	7,500	01/03/2024
22838	M H	375	03/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1394	12/21/2023	WD	Q	I	01	156,400
GRANTOR: MORGAN ERNEST L						
GRANTEE: WALLING CASSANDRA						
1195/2245	6/07/2010	WD	U	I	12	22,571
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: EARNEST & VERONICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W39 W27 S14 E66 N14 $
FOP=[ORIG=-39,0] N12 W13 S12 E13 $
FOP=[YR=2024;ORIG=-66,-12] S12 E14 N12 W14 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
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	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/12/2024 BY JS Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/15/2025 BY SYS