LOT 26 UNIT 17 THREE RIVERS ESTA
364-294, 983-581, WD 1018-302 TH

DANAHER JOHN J
25080 45TH RD
O'BRIEN, FL 32071

2026

00-00-00-00949-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

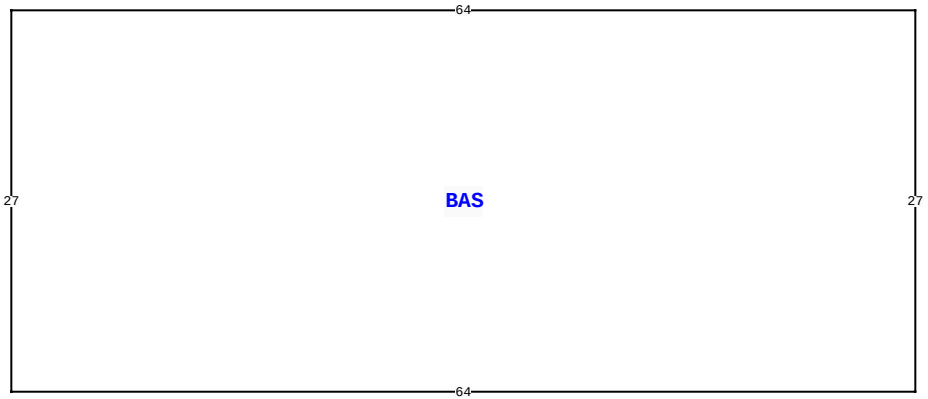
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	103,546
TOTALS	1,728			1,728	103,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	115.9000	108.95	188,266	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1728 HX Base Yr



1280 SW CENTRAL 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	103,546
TOTAL MARKET OB/XF VALUE	8,450
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	129,996
SOH/AGL Deduction	38,461
ASSESSED VALUE	91,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,535
TOTAL JUST VALUE	129,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38231	RECONNECT	75	06/13/2019
22356	M H	268	09/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/1185	5/13/2019	TD	U	I	18	6,500
GRANTOR: CLERK OF COURT						
GRANTEE: JOHN J DANAHER						
1052/0676	7/19/2005	WD	Q	I		80,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: JAMES J WHEELER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	25	2006	2006	3	25	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,450

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 02/21/2020 BY JB Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/15/2025 BY SYS