

LOTS 30 & 31 UNIT 17 THREE RIVER
628-244, WD 1001-1696, CT 1177-4

SELLERS ROBERT WAYNE
1366 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-00952-000



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	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.17 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	63,844
TOTALS	2,280			2,280	63,844

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
5	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00
6	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
8	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	200.00	400.00	2.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,280	108.5400	65.12	148,474	2004	2004	0	0	0	57.00	43.00	
1 MOBILE HME 100% - 2011 Heated Area: 2280 HX Base Yr 2011													
30 76 30													
BAS													
76													
1366 SW CENTRAL TER, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/30/2024 MLU													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		63,844	
TOTAL MARKET OB/XF VALUE		11,800	
TOTAL LAND VALUE - MARKET		32,400	
TOTAL MARKET VALUE		108,044	
SOH/AGL Deduction		30,485	
ASSESSED VALUE		77,559	
TOTAL EXEMPTION VALUE		60,722	
BASE TAXABLE VALUE		16,837	
TOTAL JUST VALUE		108,044	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		113,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042880	Roof Replacement	11,625	10/01/2021
21617	M H	425	03/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/0836	3/02/2015	LE	U	I	14	100
GRANTOR: ROBERT WAYNE & LOLA I						
GRANTEE: RICHARD WAYNE & RAN						
1189/2295	2/26/2010	WD	Q	I	01	90,000
GRANTOR: LIMITED ACCESS PROPER						
GRANTEE: ROBERT WAYNE & LOLA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S30 E76 N30\$.									