LOT 16 UNIT 18 THREE RIVERS ESTA
768-310, 823-1140, DC 900-791, W

WHITSLAR DEBORAH LEE
308 SE COUNTY ROAD 480
BRANFORD, FL 32008

2025

00-00-00-01041-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

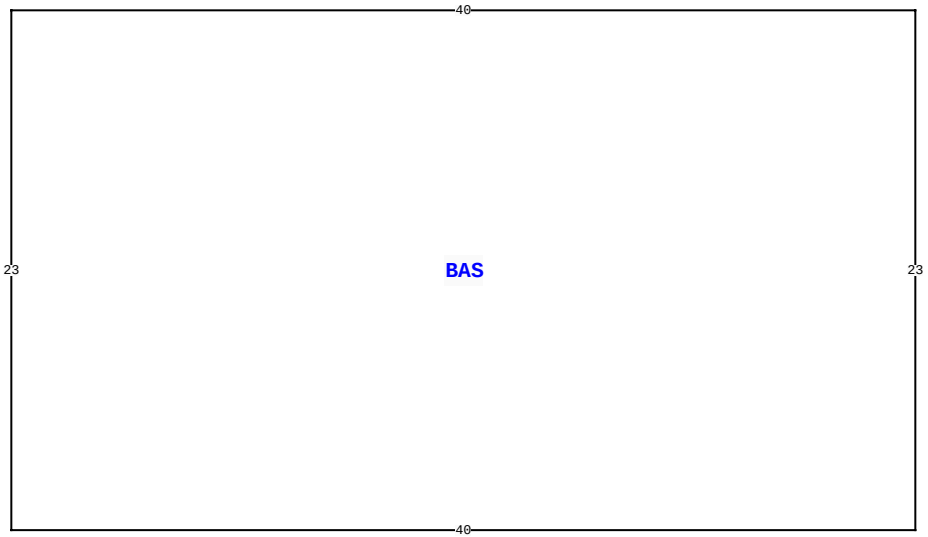
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	38,188
TOTALS	920			920	38,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	920	80.2845	75.47	69,432	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2004 Heated Area: 920 HX Base Yr 2004



264 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		38,188
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		63,788
SOH/AGL Deduction		40,579
ASSESSED VALUE		23,209
TOTAL EXEMPTION VALUE	HX HB SX WR	23,209
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		63,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21161	M H	155	10/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/856	1/15/2024	LE	U	I	14	100
GRANTOR: ANDREWS ARTHUR (LE)						
GRANTEE: WHITSLAR DEBORAH LE						
1210/2578	2/16/2011	WD	U	I	37	10,000
GRANTOR: CHARLES R HODGE						
GRANTEE: ARTHUR H & CONNIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 N23$.

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	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/11/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/07/2025 BY SYS