LOTS 80 & 81 UNIT 18 THREE RIVER
519-427, QC 1175-2466, WD 1440-9

T & D ADVENTURES INC
229 OAK DR SOUTH
FLEMING ISLAND, FL 32003

2026

00-00-00-01083-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

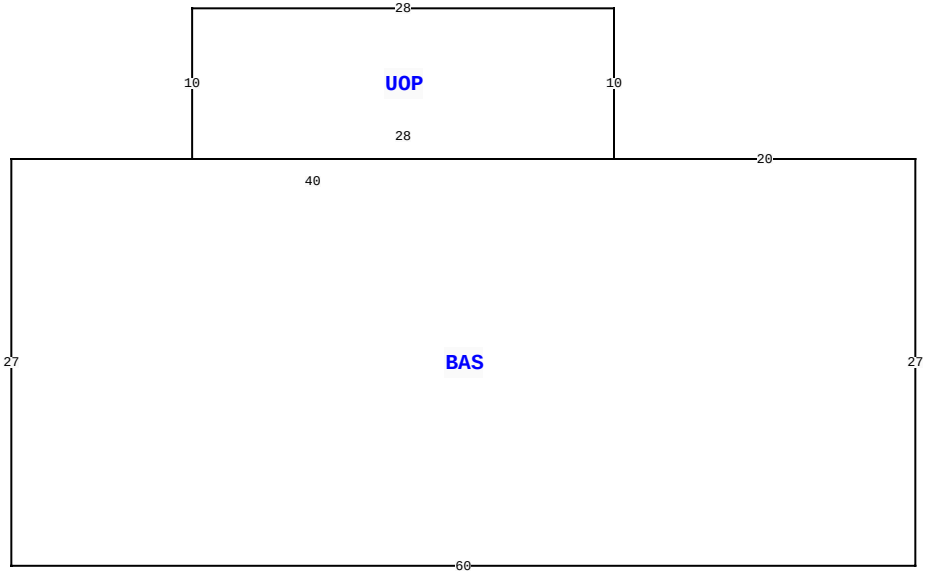
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	98,750
UOP	280	25		70	4,267
TOTALS	1,900			1,690	103,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,690	117.9000	110.83	187,303	1995	1995	0	0	0	45.00	55.00

2 MANUF 1 0% - 2022 Heated Area: 1620 HX Base Yr



431 SW WASHINGTON AVE, 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	103,017
TOTAL MARKET OB/XF VALUE	15,552
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	158,569
SOH/AGL Deduction	0
ASSESSED VALUE	158,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,569
TOTAL JUST VALUE	158,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,569

BLDG:2:1: HICK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9250	M H	125	01/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/999	5/07/2021	WD	Q	I	01	152,500
GRANTOR: WACASER MARVIN L						
GRANTEE: T & D ADVENTURES IN						
1175/2466	6/06/2009	QC	U	I	11	0
GRANTOR: MARVIN & CAROL WACASE						
GRANTEE: MARVIN WACASER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W28 S10 E28$ W40 S27 E60 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	0296	SHED METAL	0	0	8	10	80.00	UT	3.00	3.00	100	1993	1993	3	100	240	
2	0210	GARAGE U	0	0	32	36	1,152.00	UT	6.00	6.00	100	1993	1993	3	100	6,912	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 15,552

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 01/11/2016 BY DF Total Acres: 1.90 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/06/2025 BY SYS