LOT 82 UNIT 18 THREE RIVERS ESTA
370-950, 453-345, 519-274, 519-2

FORE PAMELA/FORE RONALD
186 OAK DRIVE SOUTH
ORANGE PARK, FL 32003

2026

00-00-00-01084-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

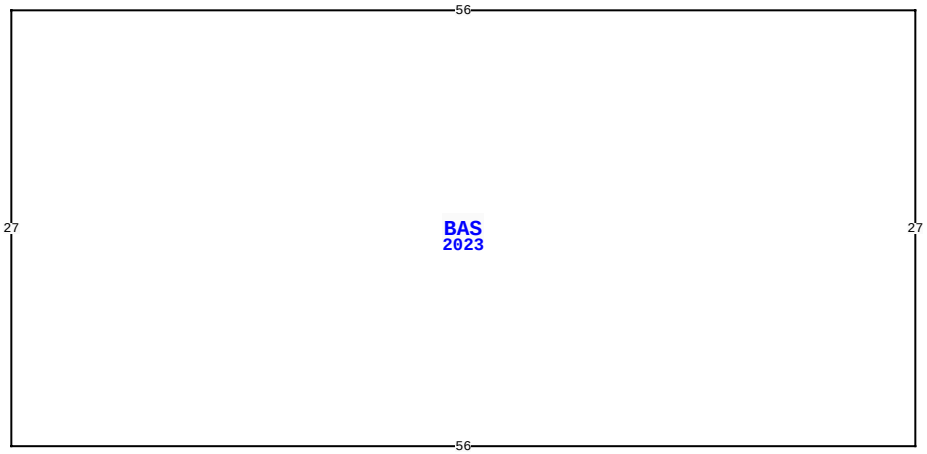
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,512	100	2023	1,512	144,830
TOTALS	1,512			1,512	144,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	112.5000	111.38	168,407	2018	2018	0	0	0	14.00	86.00

1 MANUF 2 0% - 2023 Heated Area: 1512 HX Base Yr



461 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	144,830
TOTAL MARKET OB/XF VALUE	6,440
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	171,270
SOH/AGL Deduction	0
ASSESSED VALUE	171,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,270
TOTAL JUST VALUE	171,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044832	Mobile Home		06/29/2022
000043631	Electrical Servic	0	02/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1337	12/21/2021	WD	U	I	37	39,000
GRANTOR: WOOLUM JOHN						
GRANTEE: FORE PAMELA						
1444/484	7/08/2021	QC	U	I	11	100
GRANTOR: WATSON HERMON C						
GRANTEE: WOOLUM JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=24,17] E56 S27 W56 N27 $
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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	0210	GARAGE U	0	0	0	0	480.00	UT	10.00	10.00	100	1993	2021		100	4,800	
2	0060	CARPORT F	0	0	18	16	288.00	UT	5.00	5.00	100	2022	2021		100	1,440	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,440

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/11/2022 BY JB Total Acres: 0.89 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 10/06/2025 BY SYS