

LOT 113 UNIT 18 THREE RIVERS EST
650-484, 880-2605, 954-50, 1000-

EVANS DAVID M
10294 DOTTED WREN AVE
WEEKI WACHEE, FL 34613

2026

00-00-00-01105-000



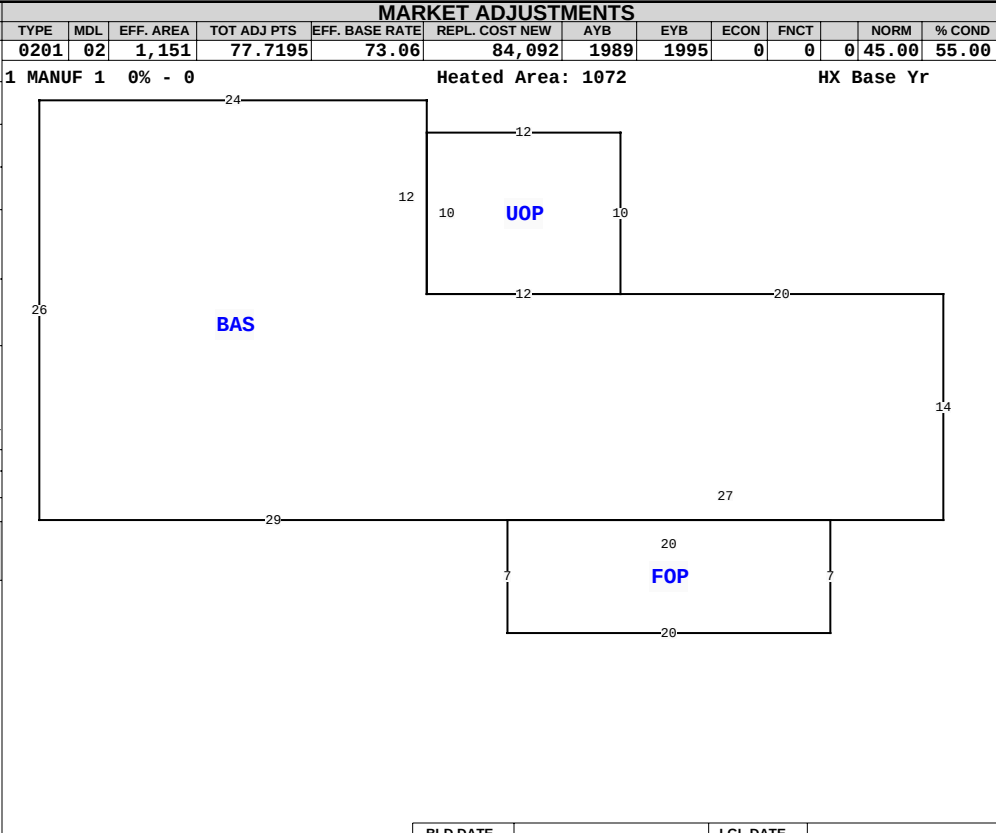
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1 100	
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	1,072	100		1,072	43,076
FOP	140	35		49	1,969
UOP	120	25		30	1,206
TOTALS	1,332			1,151	46,251

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

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	0		A-1	100.00	400.00	1.00



809 SW NEBRASKA TER, FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/30/2024 MLU									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		46,251	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		72,051	
SOH/AGL Deduction		23,944	
ASSESSED VALUE		48,107	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		48,107	
TOTAL JUST VALUE		72,051	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		72,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16166	M H	125	10/22/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1082/1761	4/28/2006	WD	Q	I		60,000	
GRANTOR: REBECCA ROBBINS & BET							
GRANTEE: DAVID M EVANS							
1000/0804	11/12/2003	WD	Q	I		23,000	
GRANTOR: GEORGIA S RATLIFF							
GRANTEE: REBECCA ROBBINS & B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 UOP= N10 W12 S10 E12\$ W12 N12 W24 S26 E29 FOP= S7 E20 N7 W20 \$ E27 N14\$.									