

LOT 176 UNIT 18 THREE RIVERS EST
PB 1385-1241, WD 1480-2320, WD 1

ZAVALA ERIK SHAWIN
383 SW DELAWARE WAY
FORT WHITE, FL 32038

2026

00-00-00-01150-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	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	02	CONVECTION 100
Bedrooms	3	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	03	03
DOR CODE	0200MOBILE 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	924	100	2025	924	41,820
UOP	140	25	2025	35	1,584

TOTALS	1,064			959	43,404
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.00		
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50		
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00		
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00		
6	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT	

REVIEW DATE 07/08/2025 BY TP

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	02	959	100.3500	82.29	78,916	2004	2004	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr													
14 66 14 66 10 14 10													
BAS 2025													
UOP 2025													

383 SW DELAWARE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF													
9,350													

Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,404	
TOTAL MARKET OB/XF VALUE		9,350	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		70,754	
SOH/AGL Deduction		0	
ASSESSED VALUE		70,754	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		70,754	
TOTAL JUST VALUE		70,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018	M H	300	06/28/2004
17878	M H	125	01/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/966	5/30/2025	WD	Q	I	01	139,000
GRANTOR: DAY JOHN A						
GRANTEE: ZAVALA ERIK SHAWIN						
1480/2320	12/09/2022	WD	U	I	11	100
GRANTOR: DAY KAY MABRY						
GRANTEE: DAY JOHN A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=17,18] E66 S14 W66 N14 \$											
UOP=[YR=2025;ORIG=61,32] E14 S10 W14 N10 \$											

Common: 18,000 PRINTED 10/10/2025 BY SYS