LOT 10 UNIT 19 THREE RIVERS ESTA
445-72, PB 1372-163, WD 1416-209

GIBBS JOSEPH PATRICK
361 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-01162-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

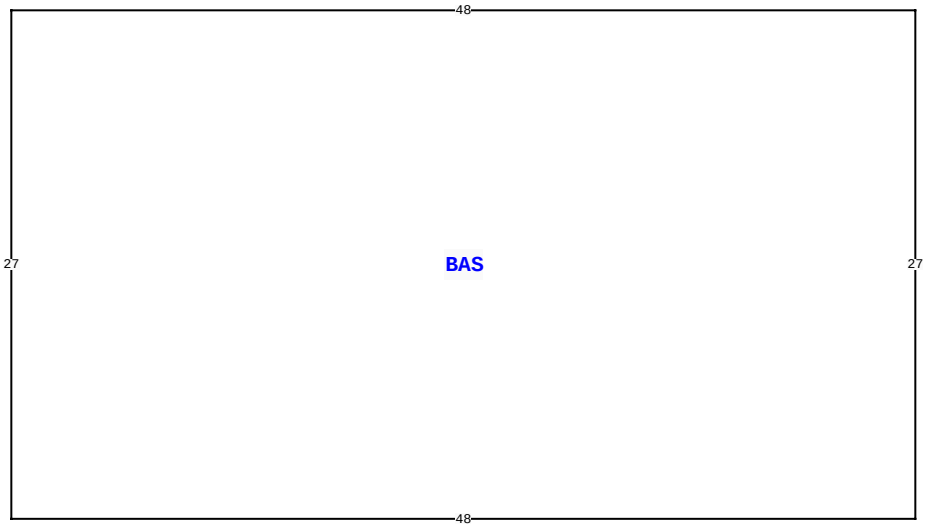
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,049
TOTALS	1,296			1,296	76,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.5000	106.69	138,270	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1296 HX Base Yr 2022



361 SW CENTRAL TER, 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		76,048
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		101,048
SOH/AGL Deduction		26,860
ASSESSED VALUE		74,188
TOTAL EXEMPTION VALUE	HX HB	49,188
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042971	Mobile Home		10/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1142	11/12/2021	WD	Q	I	01	75,000
GRANTOR: SAS RENTAL PROPERTIES						
GRANTEE: GIBBS JOSEPH PATRIC						
1432/731	3/10/2021	WD	Q	V	01	17,500
GRANTOR: BEVILLE RYAN C						
GRANTEE: SAS RENTAL PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=17,15] E48 S27 W48 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	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 7,000

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 11/10/2021 BY JB Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/10/2025 BY SYS