LOT 18 UNIT 19 THREE RIVERS ESTA
WD 1110-1501, 1110-1500, WD 1155

SCOTT GARY A/LANIER CINDY S
P O BOX 807
FORT WHITE, FL 32038-0807

2026

00-00-00-01167-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

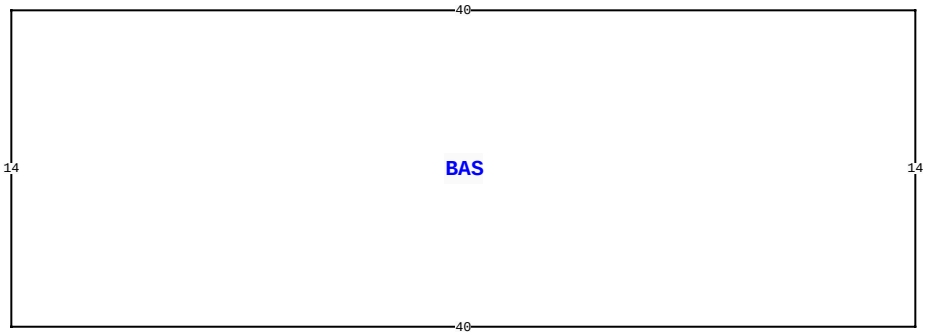
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.19 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	31,820
TOTALS	560			560	31,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	560	109.9000	103.31	57,854	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 560 HX Base Yr 2009



513 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		31,820
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		56,820
SOH/AGL Deduction		30,159
ASSESSED VALUE		26,661
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,661
TOTAL JUST VALUE		56,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27294	M H	371	08/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1155/2764	8/01/2008	WD	Q	V		25,000
GRANTOR: COOK REAL ESTATE INVE						
GRANTEE: GARY A SCOTT & CIND						
1110/1501	2/07/2007	WD	U	V	08	19,500
GRANTOR: ERIKA DAVIS						
GRANTEE: COOK REAL ESTATE IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 E40 N14$.

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 12/10/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/10/2025 BY SYS