

LOT 21 UNIT 19 THREE RIVERS ESTA
165-301, DC 1062-1569, WD 1062-1

PECK MARJORIE C
P O BOX 223
FORT WHITE, FL 32038

2026

00-00-00-01169-021



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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	85,742
TOTALS	1,456			1,456	85,742

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	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	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.9000	107.07	155,894	2005	2005	0	0	0	45.00	55.00
1 MANUF 1		100% - 2009			Heated Area: 1456				HX Base Yr 2009			
56												
26												
BAS												
56												
26												

571 SW CENTRAL TER, FORT WHITE				XF DATE						LAND DATE		04/30/2024		MLU	
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	0.00	0.00	100	2015	2015	3	100	100						
1.00	UT	0.00	0.00	100	2015	2015	3	100	100						
1.00	UT	7,000.00	7,000.00	100			3	100	7,000						

TOTAL OB/XF										7,200							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				85,742		
TOTAL MARKET OB/XF VALUE				7,200		
TOTAL LAND VALUE - MARKET				18,000		
TOTAL MARKET VALUE				110,942		
SOH/AGL Deduction				55,794		
ASSESSED VALUE				55,148		
TOTAL EXEMPTION VALUE				HX HB 30,148		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				110,942		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				110,942		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24894	M H	311	08/22/2006
24660	TR/TRAILER	50	06/23/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1159/2007	10/01/2008	WD	Q	V	03	35,000	
GRANTOR: LAUREN BRITT							
GRANTEE: MARJORIE C PECK							
1159/2006	10/01/2008	WD	Q	V		35,000	
GRANTOR: ROBERT L WOOD JR							
GRANTEE: LAUREN BRITT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W56 S26 E56 N26\$.									