

LOT 31 UNIT 19 THREE RIVERS ESTA
836-1003,

BUCK SANDRA O WATTS
17990 FLOWING WELL RD
OKEECHOBEE, FL 34974

2026

00-00-00-01175-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 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	03	03
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	384	100		384	9,282
BAS	1,288	100		1,288	31,134
FOP	64	35		22	532
TOTALS	1,736			1,694	40,947

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	24	16	384.00	UT	3.00
2	0040	BARN, POLE	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,694	100.7100	60.43	102,368	1985	1985	0	0	0 60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1672 HX Base Yr											
763 SW CENTRAL TER, FORT WHITE											

763 SW CENTRAL TER, FORT WHITE										BLD DATE		LGL DATE		04/30/2024	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
384.00	UT	3.00	3.00	100	2006	2006	3	100	1,152						
1.00	UT	0.00	0.00	100	2017	2017	3	100	14,000						
1.00	UT	7,000.00	7,000.00	100			3	100	7,000						
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TOTAL OB/XF															22,152	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
	A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				40,947	
TOTAL MARKET OB/XF VALUE				22,152	
TOTAL LAND VALUE - MARKET				18,000	
TOTAL MARKET VALUE				81,099	
SOH/AGL Deduction				9,115	
ASSESSED VALUE				71,984	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				71,984	
TOTAL JUST VALUE				81,099	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				81,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15430	M H	125	04/27/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0836/1003	3/10/1997	WD	Q	V	
GRANTOR: JOSETTE DOUGHERTY MCN					
GRANTEE: SANDRA WATTS					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W24 BAS= N12 W32 S12 E32\$ W32 S23 E22 FOP= S8E8 N8 W8\$ E34 N23\$.					