LOTS 76 & 77 UNIT 19 THREE RIVER
QC 971-2125, 971-2127, 971-2131,

TIPTON ERIN N/TIPTON ROBERT E
1169 SW CENTRAL TER
FORT WHITE, FL 32038

2025

00-00-00-01205-000

BUILDING CHARACTERISTICS

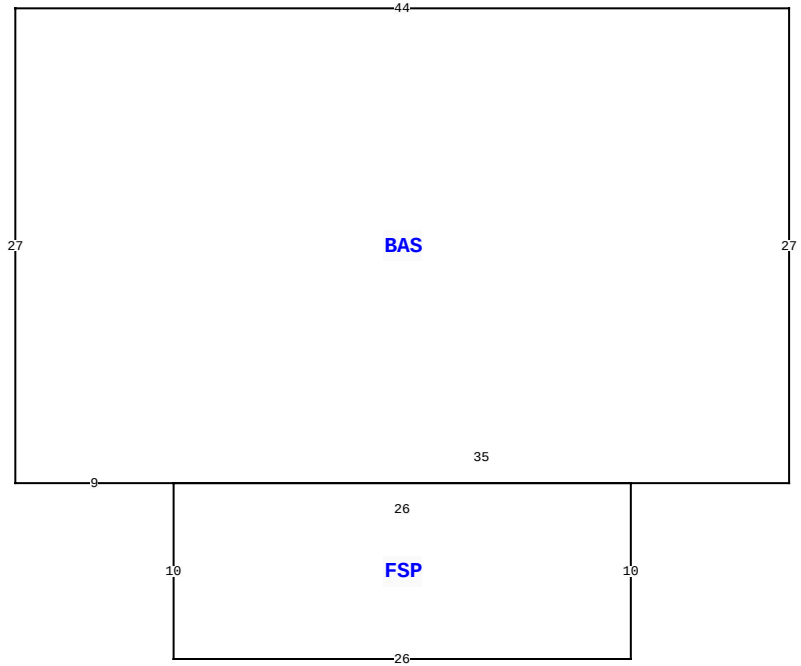
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	1,188	100		1,188	34,911
FSP	260	40		104	3,056
TOTALS	1,448			1,292	37,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,292	113.9000	68.34	88,295	2003	2003	0	0	0	57.00	43.00

1 MOBILE HME – 100% - 2019 Heated Area: 1188 HX Base Yr 2019



1169 SW CENTRAL TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,967
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		77,367
SOH/AGL Deduction		28,598
ASSESSED VALUE		48,769
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,769
TOTAL JUST VALUE		77,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20349	M H	125	01/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/2700	10/31/2018	WD	U	I	11	100
GRANTOR: NANCY TIPTON						
GRANTEE: ERIN N TIPTON & ROB						
1325/1189	11/09/2016	WD	U	I	18	34,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: NANCY TIPTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E9 FSP= S10 E26 N10 W26$ E35 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	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 01/26/2016 BY DF Total Acres: 1.84 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 05/14/2025 BY SYS