S1/2 LOT 81 & LOT 82 UNIT 19
THREE RIVERS ESTATES.

MENGER DEBRA DIANE
341 SE SECLUSION GLEN
LAKE CITY, FL 32025

2026

00-00-00-01209-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

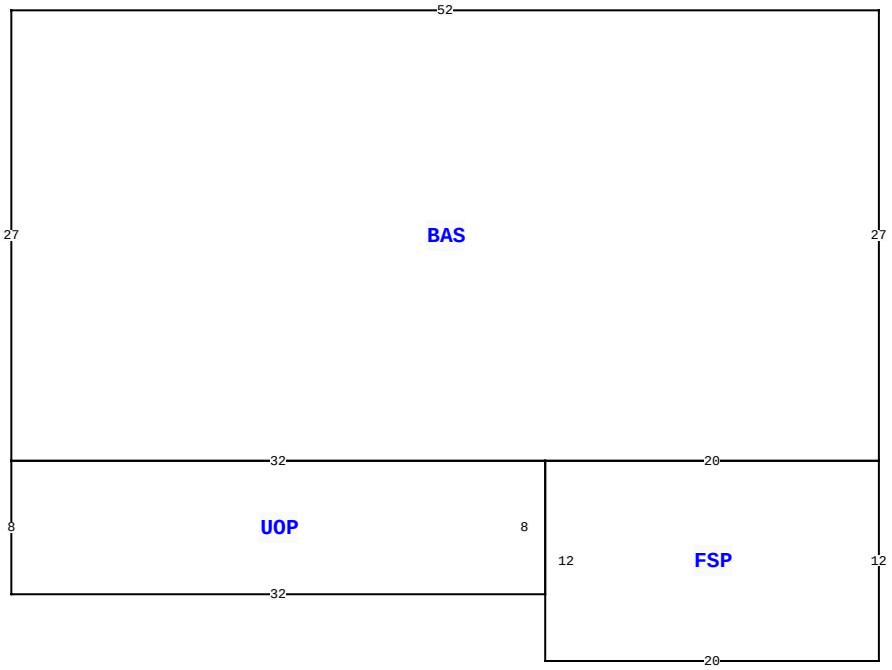
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.19	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	36,358
FSP	240	40		96	2,486
UOP	256	25		64	1,657
TOTALS	1,900			1,564	40,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,564	107.9000	64.74	101,253	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



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

1265 SW CENTRAL TER, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,501
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	75,701
SOH/AGL Deduction	23,174
ASSESSED VALUE	52,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,527
TOTAL JUST VALUE	75,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,701

XFOB:2:1: 1993 FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0572/0315	8/01/1985	AG	Q	V	01	4,500
GRANTOR:						
GRANTEE:						
0445/0734	4/01/1980	03	Q	V		1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 UOP= S8 E32 N8 W32$ E32 FSP= S12 E20 N12 W20$ E20 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0102	C	SFR/MH	0		A-1	150.00	400.00	1.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	27,000							

REVIEW DATE 01/26/2016 BY DF Total Acres: 1.38 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/07/2025 BY SYS