LOT 91 & 92 UNIT 19 THREE RIVERS
285-475, WD 1016-2123, WD 1186-2

BROWN DONNA JEAN
899 SW ILLINOIS ST
FORT WHITE, FL 32038

2025

00-00-00-01215-000

BUILDING CHARACTERISTICS

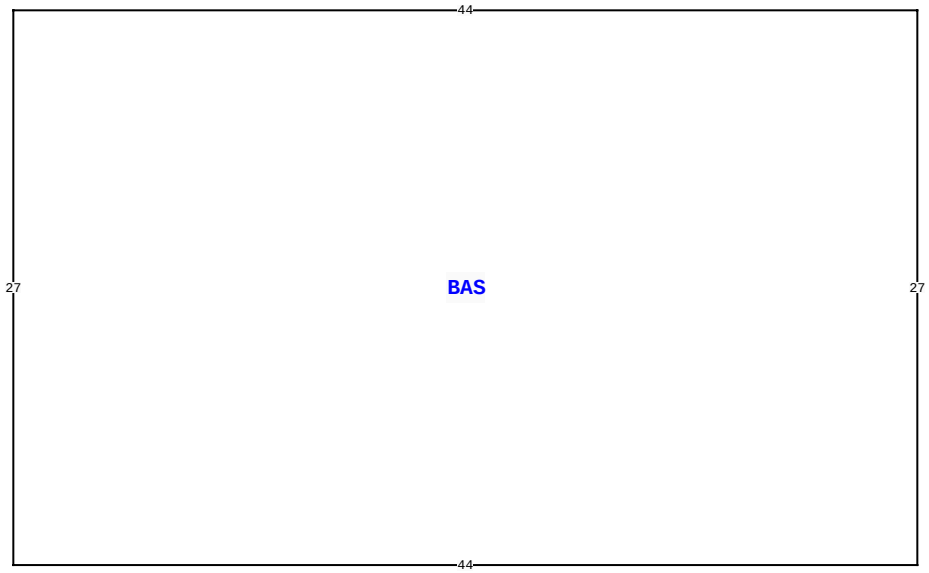
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	72,416
TOTALS	1,188			1,188	72,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	117.9000	110.83	131,666	1999	1999	0	0	0	45.00	55.00

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



899 SW ILLINOIS ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,416
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		95,716
SOH/AGL Deduction		51,572
ASSESSED VALUE		44,144
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,144
TOTAL JUST VALUE		95,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22069	M H	354	07/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/1768	8/22/2018	WD	Q	I	01	52,000
GRANTOR: CHARLOTTE R HARROLD						
GRANTEE: DONNA JEAN BROWN						
1186/0266	12/14/2009	WD	Q	I	01	50,000
GRANTOR: JEFFREY W FAUNCE						
GRANTEE: CHARLOTTE R HARROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	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 7,300

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	0.00	0.00	2.00	LT		1.00	1.00	0.40	20,000.00	8,000.00	16,000							

REVIEW DATE 01/26/2016 BY DF Total Acres: 0.46 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 08/01/2025 BY SYS