LOT 95 THREE RIVERS ESTATES UNIT
737-225, 804-479, 804-480, 835-2

ALLEN JAMES OLIVER/ALLEN SUSAN LYNNETTE
349 PALMLEAF AVE
LAKE WALES, FL 33853

2026

00-00-00-01218-095

COLUMBIA COUNTY PROPERTY

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 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

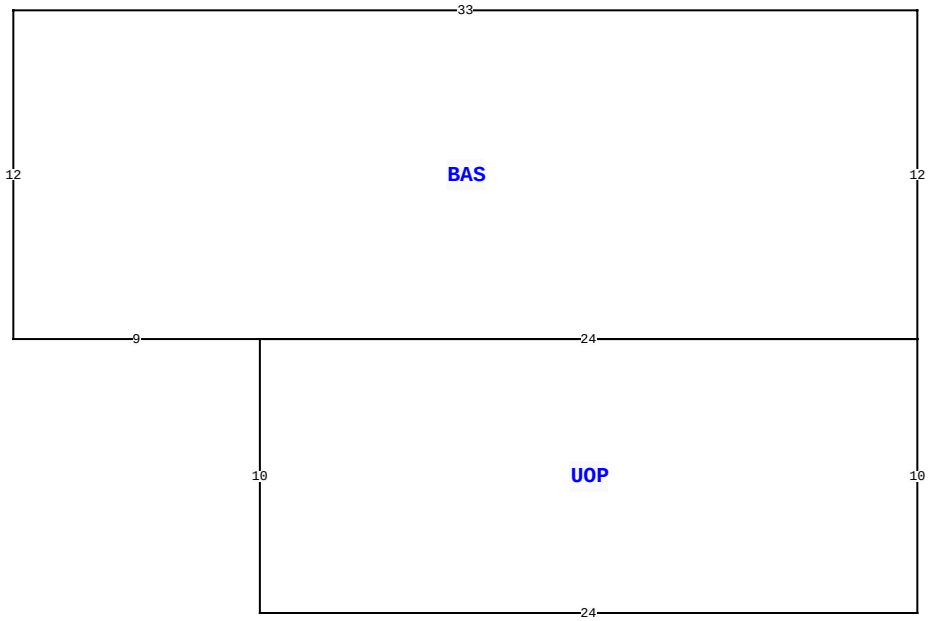
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.19	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100		396	21,497
UOP	240	25		60	3,257
TOTALS	636			456	24,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	456	105.0000	98.70	45,007	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 396 HX Base Yr



1310 SW NEWARK DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,754
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	54,754
SOH/AGL Deduction	6,381
ASSESSED VALUE	48,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,373
TOTAL JUST VALUE	54,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9423	M H	125	03/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1099/2394	10/19/2006	WD	Q	I		41,800
GRANTOR: DONALD K NORMAN						
GRANTEE: JAMES & SUSAN ALLEN						
0737/0225	11/14/1990	WD	Q	V		6,500
GRANTOR: THREE RIVERS						
GRANTEE: DONALD NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S12 E9 UOP= S10 E24 N10 W24$ E24 N12$.

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	0263	PRCH,USP	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/26/2015 BY DF Total Acres: 0.91 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/10/2025 BY SYS