LOTS 98 UNIT 19 THREE RIVERS EST
WD 1439-1817, CD 1517-1560,

MCCLAIN PAUL/MCCLAIN DELORES
245 SW WEBBS GLN
LAKE CITY, FL 32024

2026

00-00-00-01219-098

BUILDING CHARACTERISTICS

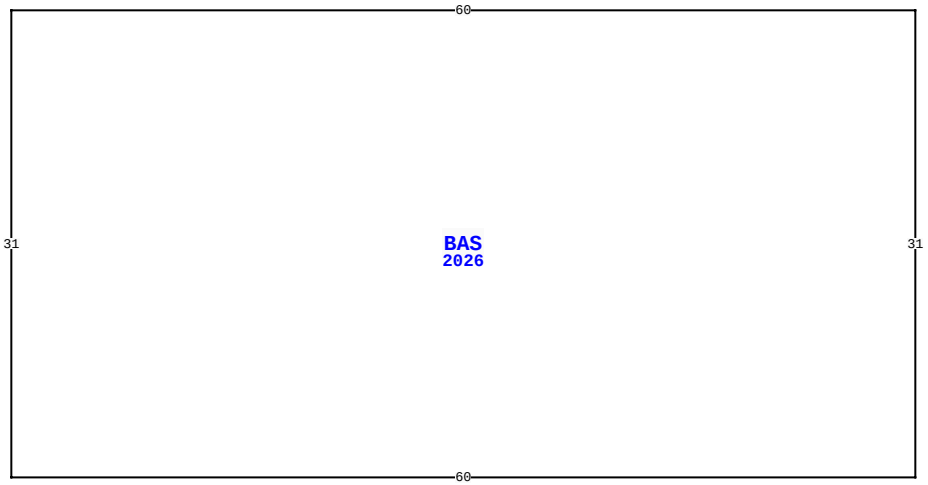
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,860	100	2026	1,860	210,911
TOTALS	1,860			1,860	210,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,860	113.5000	116.90	217,434	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2026 Heated Area: 1860 HX Base Yr



1258 SW NEWARK DR, 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	210,911
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	237,911
SOH/AGL Deduction	0
ASSESSED VALUE	237,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,911
TOTAL JUST VALUE	237,911
NCON VALUE	217,911
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052876	Mobile Home		04/12/2025
000052772	Right-of-Way Acce		03/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/1560	7/01/2024	CD	U	V	11	4,000
GRANTOR: TUOMI DAWN R						
GRANTEE: MCCLAIN PAUL						
1439/1817	5/21/2021	WD	Q	V	01	17,900
GRANTOR: LEXINGTON ESTATES LLC						
GRANTEE: TUOMI DAWN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,19] E60 S31 W60 N31 $
.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		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	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 05/15/2025 BY justin Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/10/2025 BY SYS