LOT 120 UNIT 19 THREE RIVERS EST

794-1428, CT 1093-1919, DC 1323-

MARTIN GAYLE
1286 NW WHITE SPRINGS AVE
WHITE SPRINGS, FL 32096

2025

00-00-00-01232-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

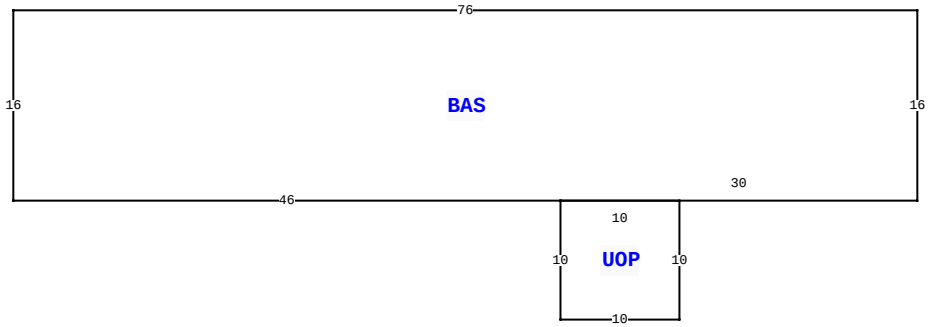
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,216	100		1,216	22,199
UOP	100	25		25	456
TOTALS	1,316			1,241	22,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,241	76.0590	45.64	56,639	1995	1994	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 1216 HX Base Yr



842 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	22,656
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	49,756
SOH/AGL Deduction	11,567
ASSESSED VALUE	38,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,189
TOTAL JUST VALUE	49,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8750	M H	125	08/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/1967	5/04/2017	WD	U	I	11	100
GRANTOR: JOYCE M WINDHAM TRUST						
GRANTEE: GAYLE MARTIN						
1327/0291	12/01/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: JOYCE WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E46 UOP= S10 E10 N10 W10$ E30 N16$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
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 7,100

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 01/26/2016 BY DF Total Acres: 0.91 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/01/2025 BY SYS