LOT 121 UNIT 19 THREE RIVERS EST
736-660, WD 1039-268, PB 1396-66

DAVIS DANIEL F/DAVIS AMY O
344 SW MONTANA ST
FORT WHITE, FL 32038

2025

00-00-00-01233-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

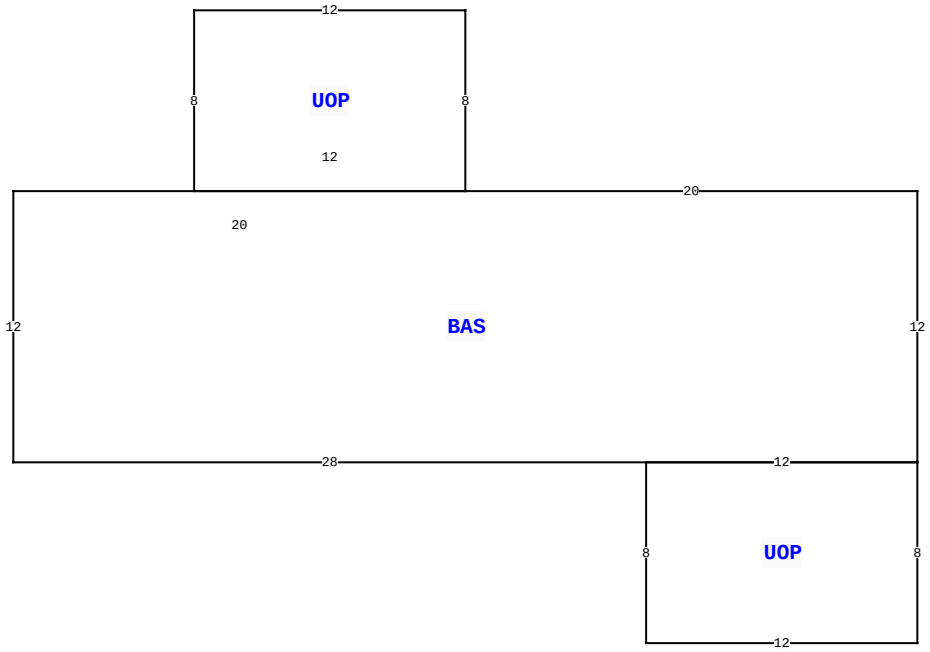
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	480	100		480	8,010
UOP	96	25		24	400
UOP	96	25		24	400
TOTALS	672			528	8,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	528	69.5385	41.72	22,028	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 2020 Heated Area: 480 HX Base Yr 2020



344 SW MONTANA ST, 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		8,811
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		9,000
TOTAL MARKET VALUE		24,811
SOH/AGL Deduction		13,799
ASSESSED VALUE		11,012
TOTAL EXEMPTION VALUE	HX HB	11,012
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		24,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,069

XFOB:1:1: CHMPN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23195	M H	322	05/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1037	11/07/2019	QC	U	I	11	8,500
GRANTOR: LUCY JOBE TODD						
GRANTEE: DANIEL F & AMY O DA						
1396/0662	10/07/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LUCY JOBE TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N8 W12 S8 E12$ W20 S12 E28 UOP= S8 E12 N8 W12$ E12 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	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 7,000

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	100		A-1	100.00	200.00	1.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	9,000							

REVIEW DATE 01/26/2016 BY DF Total Acres: 0.46 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 07/31/2025 BY SYS