

LOT 124 THREE RIVERS ESTATES UNI
737-228, WD 1054-649, WD 1057-23

GARCIA CECILIO
7490 NORTHEAST 30TH STREET
HIGH SPRINGS, FL 32643

2026

00-00-00-01234-124



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					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2024	960	49,141
TOTALS	960			960	49,141

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	100.00	200.00	1.00

REVIEW DATE 12/13/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	960	113.5000	93.07	89,347	1995	1995	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2024 Heated Area: 960 HX Base Yr													
290 SW MONTANA ST, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
04/30/2024 MLU													

L	N	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	2024	2023		100	7,000	

TOTAL OB/XF									
7,000									

Total Acres: 0.46 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		49,141	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		69,141	
SOH/AGL Deduction		0	
ASSESSED VALUE		69,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		69,141	
TOTAL JUST VALUE		69,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		69,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043766	Mobile Home		02/23/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1452/159	11/09/2021	WD	Q	V	01	12,000	
GRANTOR: BUTLER MICHAEL C							
GRANTEE: GARCIA CECILIO							
1428/1666	1/06/2021	WD	Q	V	01	8,000	
GRANTOR: LONDON JOSEPH							
GRANTEE: BUTLER MICHAEL C							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=21,7] E40 S24 W40 N24 \$									

L	N	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	2024	2023		100	7,000	

PRINTED 11/12/2025 BY SYS