LOT 2A UNIT 20 THREE RIVERS ESTA
458-27, 645-275, 663-266, 890-10

BAER ROBERT CARLTON II
964 SW ILLINOIS ST
FORT WHITE, FL 32038

2026

00-00-00-01235-000

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	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
Quality	02	02

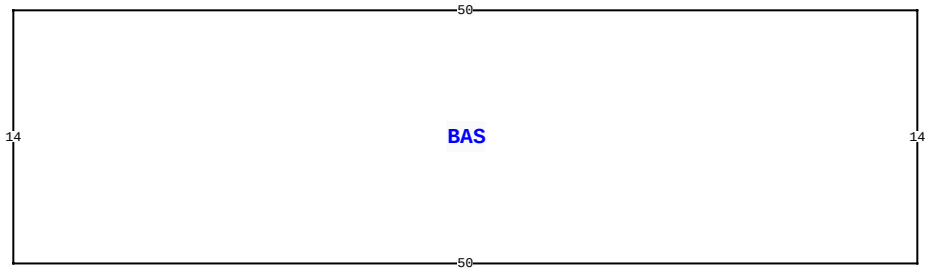
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.20 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	11,838
TOTALS	700			700	11,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	700	70.4650	42.28	29,596	1981	1981	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2011 Heated Area: 700 HX Base Yr 2011



964 SW ILLINOIS 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		11,838
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		31,438
SOH/AGL Deduction		18,972
ASSESSED VALUE		12,466
TOTAL EXEMPTION VALUE	HX HB	12,466
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		31,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,438

PRMT:1:1: TVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18291	M H	75	05/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/2246	10/26/2010	QC	U	V	11	10,000
GRANTOR: JOHN STEVEN PETRINI						
GRANTEE: ROBERT CARLTON BAER						
1184/0359	11/12/2009	QC	U	V	11	10,000
GRANTOR: DONALD TALBERT						
GRANTEE: JOHNNY PETRINI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S14 E50 N14$.

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	0.70	18,000.00	12,600.00	12,600							

REVIEW DATE 02/03/2016 BY DF Total Acres: 0.46 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/12/2025 BY SYS