LOT 7 UNIT 20 THREE RIVERS ESTAT
DC 851-1403, 903-1700, WD 1026-1

DEPAULIS DONALD A REVOCABLE LIVING TRUST DATED AUG
239 SAPLING TER
ST. JOHNS, FL 32259

2026

00-00-00-01239-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

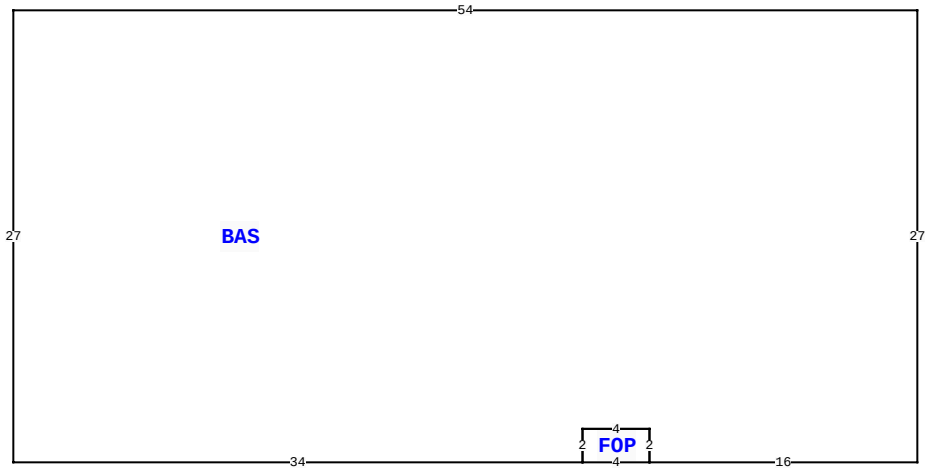
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.20 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	39,637
FOP	8	35		3	82
TOTALS	1,458			1,453	39,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,453	113.9000	68.34	99,298	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1450 HX Base Yr



1521 SW CENTRAL TER, 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	39,719
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	57,719
SOH/AGL Deduction	10,827
ASSESSED VALUE	46,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,892
TOTAL JUST VALUE	57,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32634	M H	657	01/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2150	8/07/2025	WD	Q	I	01	55,000
GRANTOR: CARLAND WILLIAM & CAR						
GRANTEE: DEPAULIS DONALD A R						
1546/2148	8/07/2025	PR	U	I	17	100
GRANTOR: CARLAN WILLIAM PR FOR						
GRANTEE: DEPAULIS DONALD A R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E34 FOP= E4 N2 W4 S2$ N2 E4 S2 E16 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/26/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/13/2025 BY SYS