LOT 8 UNIT 20 THREE RIVERS ESTAT
805-2261, WD 1036-850, WD 1045-2

**BROWN DONALD LEIGH**
1541 SW CENTRAL TER
FORT WHITE, FL 32038

**2026**

**00-00-00-01240-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

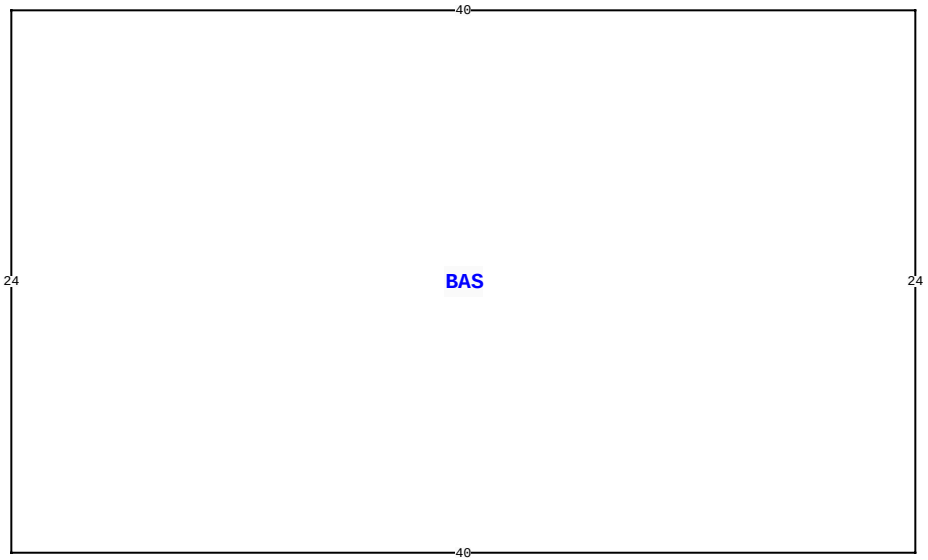
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 960 | 100 | | 960 | 58,518 |
| TOTALS | 960 | | | 960 | 58,518 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 960 | 117.9000 | 110.83 | 106,397 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2017 Heated Area: 960 HX Base Yr 2017




1541 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 | | 58,518 |
| TOTAL MARKET OB/XF VALUE | | 27,580 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 104,098 |
| SOH/AGL Deduction | | 42,054 |
| ASSESSED VALUE | | 62,044 |
| TOTAL EXEMPTION VALUE | HX HB | 37,044 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 104,098 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 104,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23384 | M H | 0 | 07/14/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1323/2016 | 10/11/2016 | WD | Q | I | 01 | 74,000 |
| GRANTOR: WILLIE J GEE | | | | | | |
| GRANTEE: DONALD LEIGH BROWN | | | | | | |
| 1143/1219 | 2/15/2008 | WD | Q | I | 03 | 84,900 |
| GRANTOR: COLLINS FINANCIAL GRO | | | | | | |
| GRANTEE: WILLIE J GEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

## 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 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 600 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0210 | GARAGE U | 0 | 100 | 24 | 25 | 600.00 | UT | 16.00 | 16.00 | 100 | 2010 | 2010 | 3 | 100 | 9,600 | |
| 5 | 0210 | GARAGE U | 0 | 100 | 18 | 30 | 540.00 | UT | 16.00 | 16.00 | 100 | 2014 | 2014 | 3 | 100 | 8,640 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2014 | 2014 | 3 | 100 | 1,440 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,580

| 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 | 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