LOT 14 UNIT 20 THREE RIVERS ESTA
350-36, 773-1800, 781-1499, 781-

GOODMAN LAURA F/FOWLER ANNE
1651 SW CENTRAL TER
FORT WHITE, FL 32038-7977

2025

00-00-00-01244-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

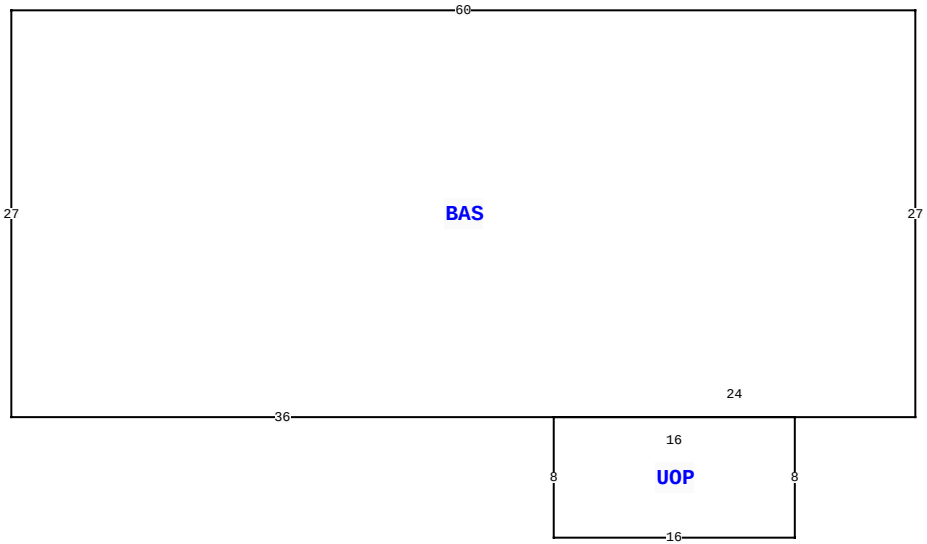
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,620	100		1,620	43,896
UOP	128	25		32	867
TOTALS	1,748			1,652	44,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,652	112.9000	67.74	111,906	1998	1998	0	0	0	60.00	40.00

4 MOBILE HME – 0% - 0 Heated Area: 1620 HX Base Yr



1651 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	44,762
TOTAL MARKET OB/XF VALUE	15,660
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	78,422
SOH/AGL Deduction	15,785
ASSESSED VALUE	62,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,637
TOTAL JUST VALUE	78,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,566

PRMT:2:1: DINGUS
BLDG:1:1: PKWD MH
PRMT:1:1: TRAVEL TRAVEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26573	M H	375	01/03/2008
19724	M H	125	07/10/2002
16651	M H	125	02/25/2000
12387	M H	125	04/10/1997
7910	M H	50	12/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/2517	11/22/2006	WD	U	V	08	14,000
GRANTOR: WILLIAM F & BARBARA R						
GRANTEE: LAURA F GOODMAN & A						
0966/0362	10/29/2002	WD	U	V	09	15,000
GRANTOR: J L DICKS						
GRANTEE: WILLIAM F & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E36 UOP= S8 E16 N8 W16$ E24 N27$.

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	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	50	2004	2004	3	50	240	
2	0040	BARN,POLE	0	0	12	16	192.00	UT	7.50	7.50	50	2004	2004	3	50	720	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	2004	2004	3	50	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,660

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	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 07/21/2025 BY SYS