

LOT 78 UNIT 20 THREE RIVERS ESTA
736-232, 791-527, 791-528, 792-1

GWIN CHARLIE BLANCHARD JR
557 SW PLEASANT TERRACE
FORT WHITE, FL 32038

2026

00-00-00-01275-078

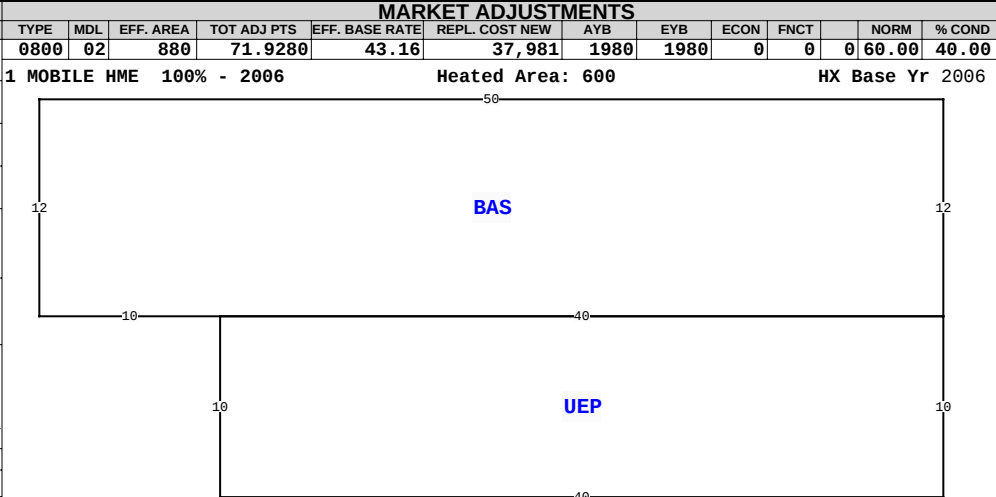


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 70
Roof Cover	14	PREFIN MT 30
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	600	100		600	10,358
UEP	400	70		280	4,834
TOTALS	1,000			880	15,192

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	100.00	400.00	1.00	LT	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

557 SW PLEASANT TER, FORT WHITE											
04/30/2024 MLU											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				15,192			
TOTAL MARKET OB/XF VALUE				9,300			
TOTAL LAND VALUE - MARKET				18,000			
TOTAL MARKET VALUE				42,492			
SOH/AGL Deduction				23,587			
ASSESSED VALUE				18,905			
TOTAL EXEMPTION VALUE				HX HB		18,905	
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				42,492			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				42,492			
XFOB:2:1: GUERDON MH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W50 S12 E10 UEP= S10 E40 N10 W40\$ E40 N12\$.											