LOT 29 UNIT 21 THREE RIVERS ESTA
809-002, 921-2711 THRU 2728, WD

RAMOS PETER J
306 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01313-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

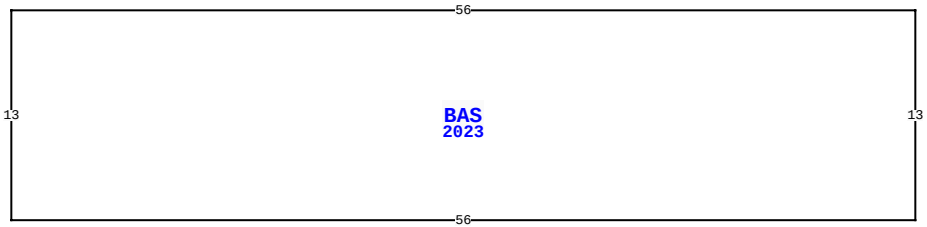
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2023	728	77,031
TOTALS	728			728	77,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	728	112.5000	111.38	81,085	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 728 HX Base Yr 2023



306 SW TRENTON 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		77,031
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		105,231
SOH/AGL Deduction		5,873
ASSESSED VALUE		99,358
TOTAL EXEMPTION VALUE	HX HB VX SX 13	99,358
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		105,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041649	Mobile Home		07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1218/2221	6/16/2011	WD	U	V	11	100
GRANTOR: JOSEPH SCLAFANI						
GRANTEE: PETER J RAMOS						
1144/2550	2/25/2008	WD	Q	V	03	15,500
GRANTOR: RICHARD & DALAIN KURZ						
GRANTEE: JOSEPH SCLAFANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,13] E56 S13 W56 N13 $
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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	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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 02/24/2022 BY MLU Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS