LOT 34 UNIT 21 THREE RIVERS ESTA
664-335, 814-2391, 816-1573, 925

DUSZ CHELSY A
204 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01315-034

BUILDING CHARACTERISTICS

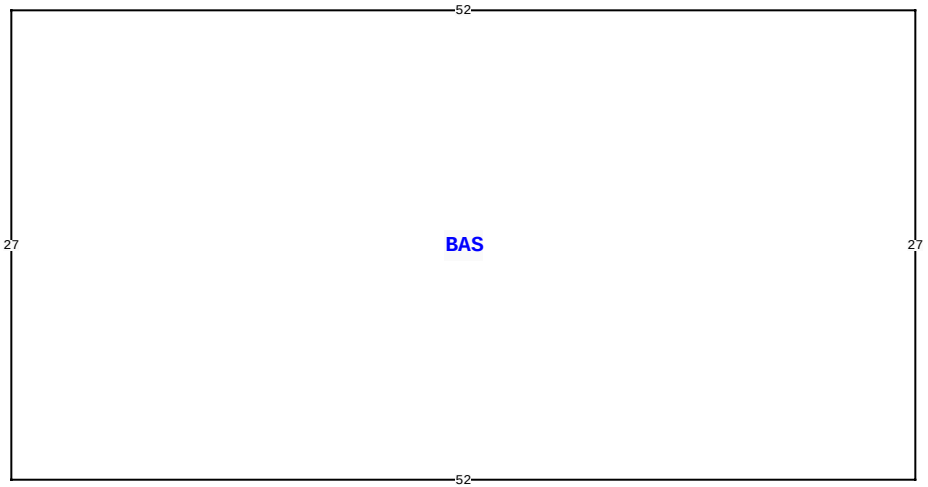
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,404	100		1,404	71,992
TOTALS	1,404			1,404	71,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,404	102.5100	84.06	118,020	2009	2009	0	0	0	39.00	61.00

2 MANUF 1 0% - 2025 Heated Area: 1404 HX Base Yr



204 SW TRENTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,992
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	99,492
SOH/AGL Deduction	0
ASSESSED VALUE	99,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,492
TOTAL JUST VALUE	99,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054434	Roof Replacement	6,000	11/10/2025
27735	M H	375	04/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2615	7/25/2024	WD	Q	I	01	125,000
GRANTOR: PULS JESSICA						
GRANTEE: DUSZ CHELSY A						
1464/184	4/11/2022	LE	U	I	14	100
GRANTOR: PULS WILLIAM						
GRANTEE: PULS JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/20/2024 BY ME Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS