LOTS 48 & 49 UNIT 21 THREE RIVER
782-1529, 783-498, WD 1047-1098,

MORETON JOSEPH L
263 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01326-048

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

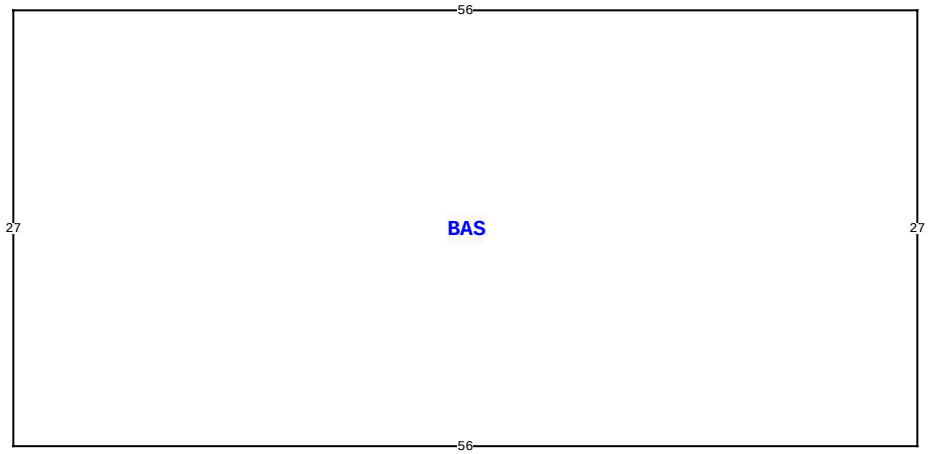
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.21 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
TOTALS	1,512			1,512	92,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.9000	110.83	167,575	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1512 HX Base Yr 2015



263 SW TRENTON TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,166
TOTAL MARKET OB/XF VALUE		9,350
TOTAL LAND VALUE - MARKET		30,600
TOTAL MARKET VALUE		132,116
SOH/AGL Deduction		65,465
ASSESSED VALUE		66,651
TOTAL EXEMPTION VALUE	HX HB	41,651
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052759	Roof Replacement	3,750	03/28/2025
26429	M H	0	11/16/2007
23532	M H	0	08/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1047/1098	4/22/2005	WD	U	V	08	16,500
GRANTOR: DAVID F & BETH L TROG						
GRANTEE: JOSEPH L MORETON						
0783/0498	11/16/1993	WD	Q	V		10,700
GRANTOR: SUSAN BYNUM JOHNSON						
GRANTEE: DAVID R TROGDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	700	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 9,350

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	30,600							

REVIEW DATE 04/21/2025 BY chuck Total Acres: 1.84 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/17/2025 BY SYS