LOT 56 UNIT 21 THREE RIVERS ESTA
TD 1284-2398, FJ 1293-1982, WD 1

MIER-LEVIE NATALIE
PO BOX 10
FORT WHITE, FL 32038

2026

00-00-00-01330-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

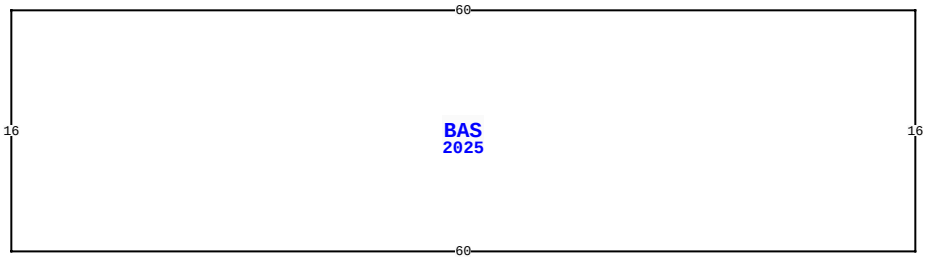
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	960	100	2025	960	85,521
TOTALS	960			960	85,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	960	112.0000	91.84	88,166	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 0% - 2025 Heated Area: 960 HX Base Yr



419 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	85,521
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	16,200
TOTAL MARKET VALUE	110,921
SOH/AGL Deduction	0
ASSESSED VALUE	110,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,921
TOTAL JUST VALUE	110,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048548	Mobile Home		10/31/2023
37452	TR/TRAILER	257	11/16/2018
35764	TR/TRAILER	238	09/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/2434	11/16/2018	QC	U	V	11	100
GRANTOR: MATTHEW CEDERHOLM & N						
GRANTEE: NATALIE MIER-LEVIE						
1338/0808	5/23/2017	WD	Q	V	01	12,900
GRANTOR: LEXINGTON ESTATES LLC						
GRANTEE: MATTHEW CEDERHOLM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,15] E60 S16 W60 N16 $
.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0		A-1	200.00	400.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 01/26/2024 BY JB Total Acres: 0.92 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 11/14/2025 BY SYS