

LOT 69 UNIT 21 THREE RIVERS ESTA
916-902, WD 1070-246, WD 1076-12

PERSAD VISHAM/PERSAD PAARBATEE
615 SW SECOND STREET
HALLANDALE, FL 33009

2026

00-00-00-01337-000



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	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	58,510
TOTALS	1,104			1,104	58,510

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00

REVIEW DATE 01/27/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,104	102.5100	96.36	106,381	2001	2000	0	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 1104 HX Base Yr													
23 BAS 4823													
140 SW ALBANY TER, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/30/2024 MLU													

L	N	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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													7,000	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00				

Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000

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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		58,510
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		83,510
SOH/AGL Deduction		24,179
ASSESSED VALUE		59,331
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		59,331
TOTAL JUST VALUE		83,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17726	M H	125	12/11/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1076/0120	1/25/2006	WD	Q	I		52,000	
GRANTOR: GREEN TREE SERVICING							
GRANTEE: VISHAM & PARBATEE &							
1070/0246	12/27/2005	WD	Q	I		61,500	
GRANTOR: KENNETH TANZOSH							
GRANTEE: GREEN TREE SERVICIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S23 E48 N23\$.									