

LOT 74 UNIT 21 THREE RIVERS ESTA
890-860, 895-1556,

ROMAN WALTER
139 SW ALBANY TER
FORT WHITE, FL 32038-4705

2025

00-00-00-01341-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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		02
NEIGHBORHOOD/LOC	100000.21 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	29,279
UOP	60	25		15	381
UOP	432	25		108	2,745
TOTALS	1,644			1,275	32,406

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0 100	24	24	576.00	UT	5.00	5.00
5	0070	CARPORT UF	0 100	12	24	288.00	UT	4.00	4.00
6	0263	PRCH, USP	0 100	10	14	140.00	UT	8.00	8.00
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

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	100		A-1	100.00	200.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,275	105.9000	63.54	81,014	2001	2001	0	0	0 60.00	40.00

1 MOBILE HME - 100% - 2002 Heated Area: 1152 HX Base Yr 2002

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/30/2024 MLU

TOTAL OB/XF									
15,155									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		32,406	
TOTAL MARKET OB/XF VALUE		15,155	
TOTAL LAND VALUE - MARKET		10,800	
TOTAL MARKET VALUE		58,361	
SOH/AGL Deduction		15,856	
ASSESSED VALUE		42,505	
TOTAL EXEMPTION VALUE		HX HB SX	42,505
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		58,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16607	M H	125	02/16/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0895/1556	1/20/2000	QC	Q	V	01
GRANTOR: A CIRIGLIANO					
GRANTEE: W ROMAN					
0890/0860	10/11/1999	TD	Q	V	01
GRANTOR: CLERK OF COURT					
GRANTEE: A CIRIGLIANO (TAX D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W30 UOP= W14 S36 E11 N24 E3 N12\$ S12 W3 S24 E9 UOP= S5 E12 N5 W12\$ E24 N36 \$.									