LOTS 95 & 96 UNIT 21 THREE RIVER
DESC AS LOTS 91 & 92.

QUILLIN AMANDA
595 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01356-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

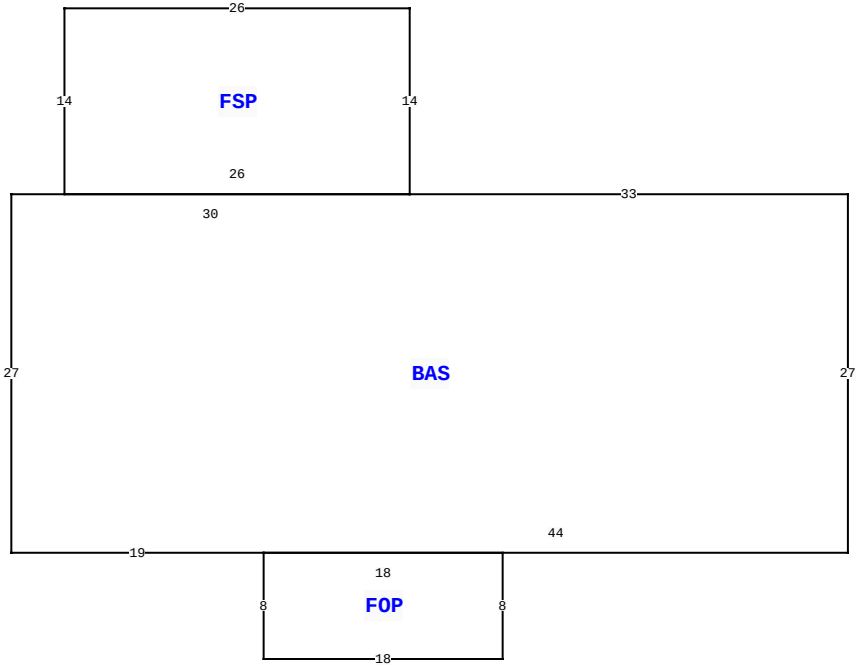
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,701	100		1,701	100,169
FOP	144	35		50	2,945
FSP	364	40		146	8,598
TOTALS	2,209			1,897	111,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,897	113.9000	107.07	203,112	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2024 Heated Area: 1701 HX Base Yr 2024



595 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		111,712
TOTAL MARKET OB/XF VALUE		25,000
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		169,112
SOH/AGL Deduction		15,095
ASSESSED VALUE		154,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,295
TOTAL JUST VALUE		169,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045157	Roof Replacement	8,400	08/11/2022
24248	M H	275	03/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1587	11/02/2022	WD	Q	I	01	175,000
GRANTOR: SCOTT DANIEL ALLAN						
GRANTEE: QUILLIN AMANDA						
1471/293	7/15/2022	WD	Q	I	01	176,600
GRANTOR: MEYERS WILLIAM E JR						
GRANTEE: SCOTT DANIEL ALLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 W30 S27 E19 E44 N27 $
FSP=[ORIG=-33,0] N14 W26 S14 E26 $
FOP=[ORIG=-44,27] S8 E18 N8 W18 $
.

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	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	20	20	400.00	UT	15.00	15.00	100	2006	2006	3	100	6,000	
5	0252	LEAN-TO W/	0	100	10	26	260.00	UT	5.00	5.00	100	2006	2006	3	100	1,300	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 25,000

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		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 08/10/2022 BY ME Total Acres: 1.84 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/14/2025 BY SYS