LOT 108 UNIT 21 THREE RIVERS EST
638-662, 863-144, 863-2004, 863-

WOOD WILBUR
484 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01365-000

BUILDING CHARACTERISTICS

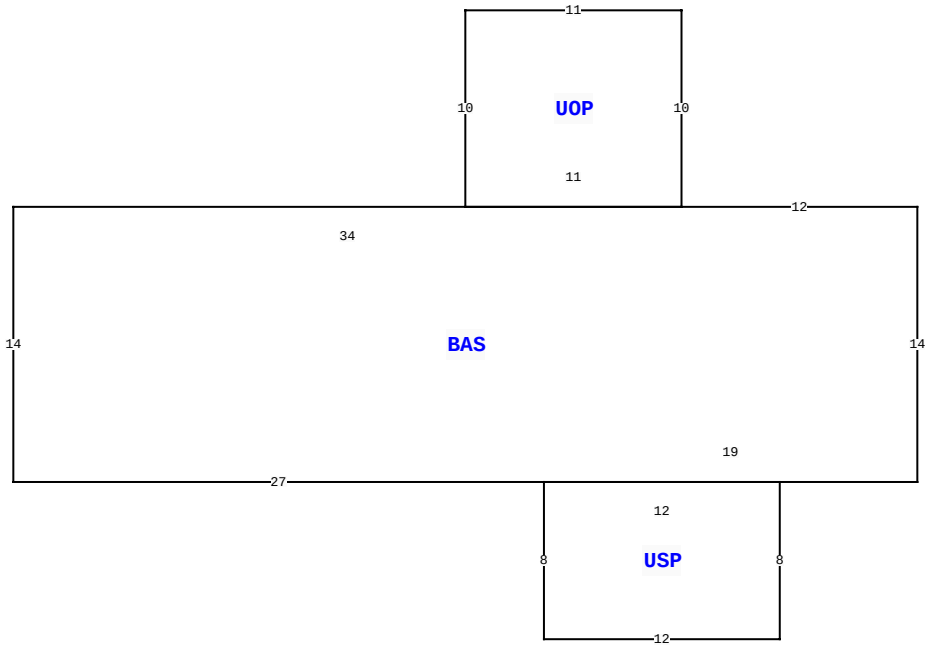
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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		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	644	100		644	36,890
UOP	110	25		28	1,604
USP	96	35		34	1,948
TOTALS	850			706	40,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	706	110.8000	104.15	73,530	1985	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 644 HX Base Yr



484 SW TRENTON TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,442
TOTAL MARKET OB/XF VALUE	7,420
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	65,862
SOH/AGL Deduction	0
ASSESSED VALUE	65,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,862
TOTAL JUST VALUE	65,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14316	M H	125	07/27/1998
13181	M H	125	10/14/1997
13182	M H	125	10/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/2066	8/20/2024	QC	U	I	11	100
GRANTOR: WOOD BARBARA						
GRANTEE: WOOD WIBUR						
1497/7	8/11/2023	WD	U	I	11	100
GRANTOR: WOOD WILBUR E						
GRANTEE: WOOD BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N10 W11 S10 E11$ W34 S14 E27 USP= S8 E12 N8 W12$ E19 N14$.

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	0	10	12	120.00	UT	3.50	3.50	100	1997	1997	3	100	420	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,420

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/29/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/13/2025 BY SYS