LOT 110 UNIT 21 THREE RIVERS EST
844-283, 980-1439, 1008-2839, WD

SIMMONS DENNIS M
524 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01366-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02

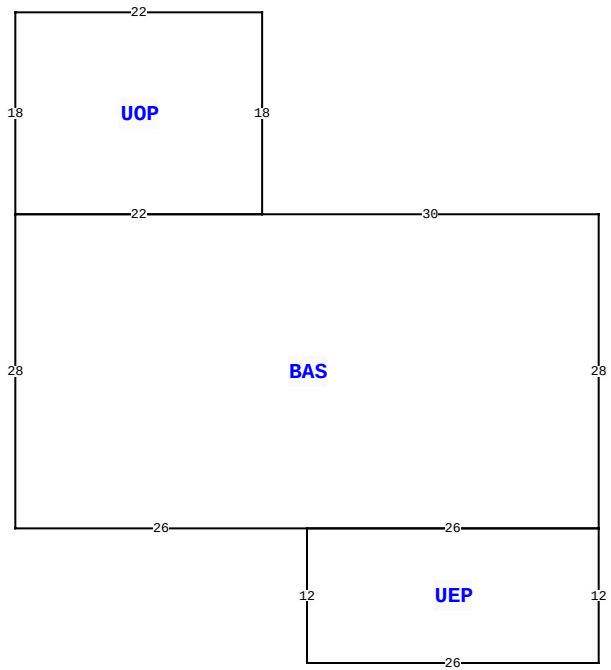
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	61,614
UEP	312	70		218	9,225
UOP	396	25		99	4,189
TOTALS	2,164			1,773	75,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,773	81.8550	76.94	136,415	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1456 HX Base Yr 2015



524 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		75,028
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		101,528
SOH/AGL Deduction		76,842
ASSESSED VALUE		24,686
TOTAL EXEMPTION VALUE	HX HB	24,686
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		101,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1048/1929	6/10/2005	WD	Q	I	01	100
GRANTOR: WILLOUGHBY						
GRANTEE: DENNIS M SIMMONS						
1048/1928	1/19/2005	WD	Q	I	01	100
GRANTOR: BIGGLES						
GRANTEE: WILOUGHBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N18 W22 S18 E22$ W22 S28 E26 UEP= S12 E26N12 W26$ E26 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1984	1984	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	100.00	400.00	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