LOT 118 & 119 UNIT 21 THREE RIVE
768-22, 740-1567, 760-167, 769-2

JENKINS JEFFERY JAY
674 SW TRENTON TERR
FORT WHITE, FL 32038

2025

00-00-00-01371-118

BUILDING CHARACTERISTICS

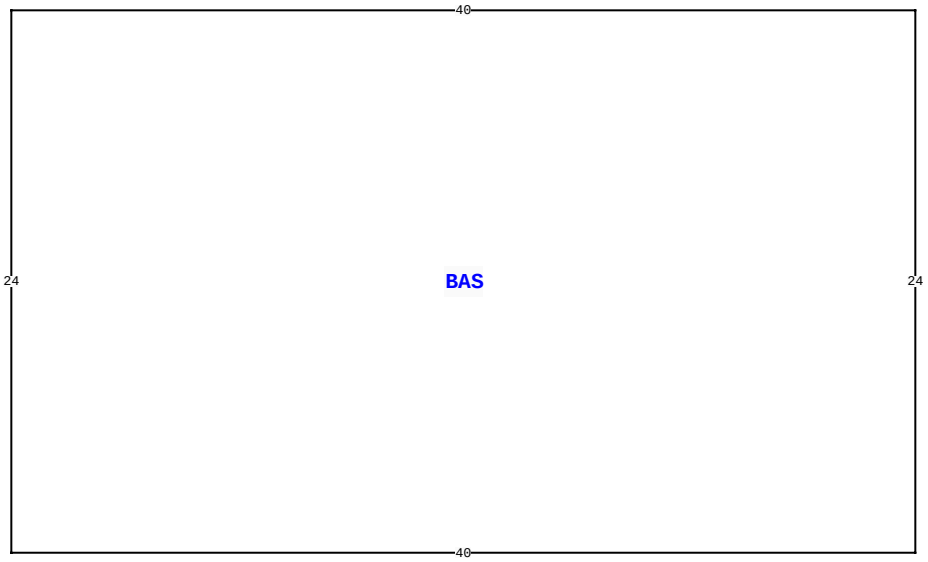
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	960	100		960	27,164
TOTALS	960			960	27,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	117.9000	70.74	67,910	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME – 100% - 1996 Heated Area: 960 HX Base Yr 1996



674 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		27,164
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		70,564
SOH/AGL Deduction		38,799
ASSESSED VALUE		31,765
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,765
TOTAL JUST VALUE		70,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,186

BLDG:1:1: SHEB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21220	M H	125	10/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0942/0542	12/05/2001	WD	Q	V		5,000
GRANTOR: STEVEN & TERRY THOMAS						
GRANTEE: JEFFREY J JENKINS						
0942/0540	11/23/2001	WD	Q	V	01	100
GRANTOR: S BYNUM						
GRANTEE: STEVEN & TERRY THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
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 7,400

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	0102	C	SFR/MH	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 01/29/2016 BY DF Total Acres: 1.84 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/17/2025 BY SYS