LOTS 123 & 140 THREE RIVERS ESTA
740-1573, 842-608, 911-2377, 925

HANDY WILLIAM R/HANDY KAYLEE M HAMPSON
766 SW TRENTON TER
FORT WHITE, FL 32038

2025

00-00-00-01371-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

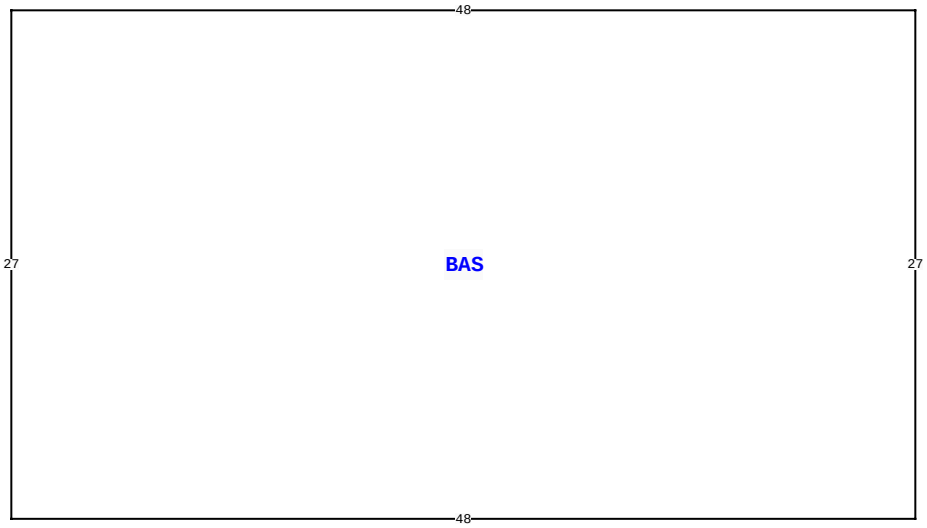
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,296	100		1,296	110,356
TOTALS	1,296			1,296	110,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	101.37	131,376	2008	2016	0	0	0	16.00	84.00

1 MANUF 1 – 100% - 2018 Heated Area: 1296 HX Base Yr 2018



766 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		110,356
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		38,000
TOTAL MARKET VALUE		156,556
SOH/AGL Deduction		80,350
ASSESSED VALUE		76,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,484
TOTAL JUST VALUE		156,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27019	M H	491	05/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/0021	8/20/2018	WD	Q	V	03	11,000
GRANTOR: HARRY G & PATRICIA A						
GRANTEE: WILLIAM R HANDY & K						
1366/0861	7/30/2018	WD	U	V	12	11,000
GRANTOR: HERSHELL & EDITH C LA						
GRANTEE: HARRY G & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	2008	2008	3	100	1,200	
2	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 8,200

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	9900	C	AC NON-AG	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/05/2016 BY DF Total Acres: 1.84 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 05/09/2025 BY SYS