LOTS 143 & 144 UNIT 21 THREE RIV
703-833, 904-2599, 906-503, WD 1

ROSE VICTOR/ROSE BRANDON
151 NE WAYLAN GLEN
LAKE CITY, FL 32055

2026

00-00-00-01380-000

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	12	HARDWOOD 100
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
Quality	05	05

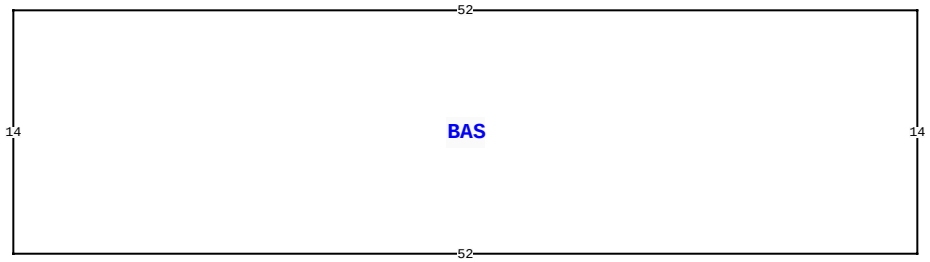
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.21 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	61,629
TOTALS	728			728	61,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	728	114.0000	107.16	78,012	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 728 HX Base Yr 2022



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,629
TOTAL MARKET OB/XF VALUE		18,705
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		116,334
SOH/AGL Deduction		26,322
ASSESSED VALUE		90,012
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,290
TOTAL JUST VALUE		116,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37768	M H	325	02/20/2019
26594	M H	584	01/09/2008
17367	PUMP/UTPOL	30	08/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/1094	8/26/2013	WD	Q	V	01	22,000
GRANTOR: RICHARD A & PHYLLIS W						
GRANTEE: VICTOR & BRANDON RO						
1228/2183	1/30/2012	WD	U	I	30	20,000
GRANTOR: JUDITH A REA						
GRANTEE: RICHARD A & PHYLLIS						

2105 SW NEWARK DR, FORT WHITE

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

BUILDING NOTES

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	2016	2016	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	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	
4	0166	CONC,PAVMT	0	100	24	30	720.00	UT	2.00	2.00	100	2017	2017	3	100	1,440	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
7	0031	BARN,MT AE	0	100	18	26	468.00	UT	15.00	15.00	75	2017	2017	3	75	5,265	

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 18,705

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	20,000.00	18,000.00	36,000							

REVIEW DATE 03/21/2019 BY DF Total Acres: 1.84 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/11/2025 BY SYS