LOT 23 UNIT 22 THREE RIVERS ESTA
599-154, 652-673, 870-1896, 942-

KUZNETSOV MAXIM
6025 NW 113TH PL
ALACHUA, FL 32615

2025

00-00-00-01398-001

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
Kitchen Adjus	01	01 100
Quality	05	05

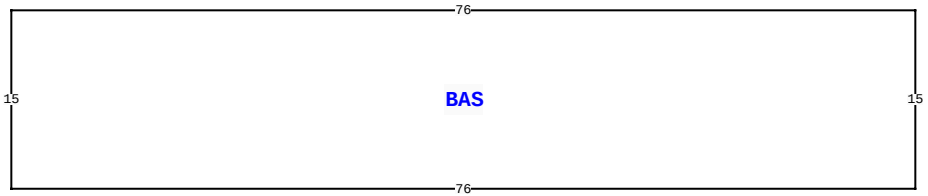
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.22	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	83,555
TOTALS	1,140			1,140	83,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.9000	112.76	128,546	2009	2009	0	0	0	35.00	65.00

1 MANUF 2 – 0% - 2021 Heated Area: 1140 HX Base Yr



833 SW NEWARK DR, 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	83,555
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	110,955
SOH/AGL Deduction	11,409
ASSESSED VALUE	99,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,546
TOTAL JUST VALUE	110,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27799	M H	325	05/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/903	10/28/2020	WD	Q	I	01	80,000
GRANTOR: FLORIDA TRUST SERVICE						
GRANTEE: KUZNETSOV MAXIM						
1422/0347	10/02/2020	WD	U	I	37	45,000
GRANTOR: PUAL BYRD & TREY BYRD						
GRANTEE: FLORIDA TRUST SERVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	0040	BARN,POLE	0	0	12	60	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
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 7,400

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 12/09/2015 BY DF Total Acres: 0.91 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/20/2025 BY SYS