LOT 61 UNIT 22 THREE RIVERS ESTA
740-175, 755-877, 755-1988, 806-

STEBBINS BEVERLY J/CIECHANOWSKI DALE
317 TURKEY CREEK
ALACHUA, FL 32615

2026

00-00-00-01420-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 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	03	03

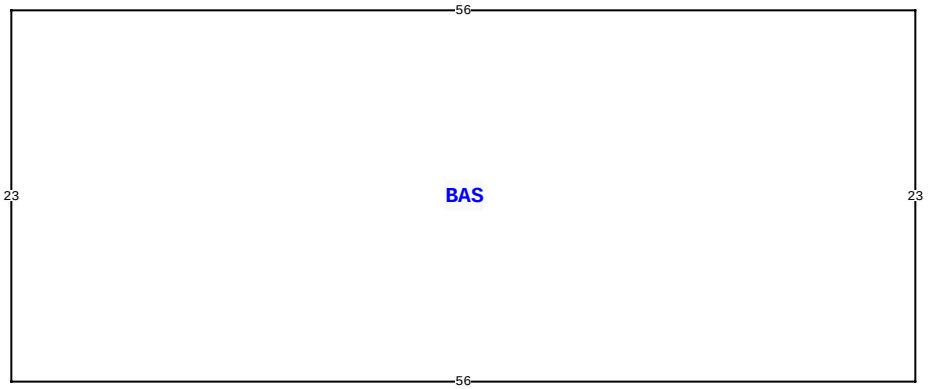
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.22	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	20,531
TOTALS	1,288			1,288	20,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	66.4200	39.85	51,327	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1288 HX Base Yr



172 SW RICHMOND WAY, 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	20,531
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	46,631
SOH/AGL Deduction	13,746
ASSESSED VALUE	32,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,885
TOTAL JUST VALUE	46,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,631

BLDG:1:1: SUMM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10790	M H	125	02/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/0426	10/22/2018	TD	U	I	18	14,300
GRANTOR: CLERK OF COURT						
GRANTEE: BEVERLY J STEBBINS						
0806/0360	6/01/1995	QC	Q	V	01	5,000
GRANTOR: EDWARD A THOMPSON						
GRANTEE: WOODROW T & LINDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S23 E56 N23$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	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 8,100

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	0		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 12/10/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS