

LOT 65 THREE RIVERS ESTATES UNIT
740-1593, 826-63, 827-2231, 931-

NELSON MARK L
143 SW RICHMOND WAY
FORT WHITE, FL 32038

2026

00-00-00-01421-065



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.22	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	5,201
BAS	728	100		728	13,148
UOP	180	25		45	813

TOTALS	1,196			1,061	19,162
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0070	CARPORT UF	0 100	18	20	360.00	UT	2.50	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	400.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,061	75.2490	45.15	47,904	1981	1995	0	0	0 60.00	40.00

1 MOBILE HME 100% - 2002

Heated Area: 1016

HX Base Yr 2002

12

24

15

12

12

15

13

24

15

14

52

14

BAS

UOP

BAS

143 SW RICHMOND WAY, FORT WHITE	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0070	CARPORT UF	0 100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF										8,300						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		A-1	400.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,162
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		45,462
SOH/AGL Deduction		23,325
ASSESSED VALUE		22,137
TOTAL EXEMPTION VALUE	HX HB	22,137
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		45,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,462

XFOB:1:1: LIBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0931/2621	7/18/2001	WD	P	I	99	30,000	
GRANTOR: MARTIN'S							
GRANTEE: MARK NELSON							
0827/2231	9/10/1996	WD	Q	V		8,000	
GRANTOR: JOHNS							
GRANTEE: MARTIN							

BUILDING NOTES

BAS= W13 S14 E52 N14 UOP= N12 W15 S12 E15\$ W15 BAS= N12 W24 S12 E24\$ W24\$.