LOTS 67 & 68 THREE RIVERS ESTATE
740-1595,1597, 741-1273, 757-956

**FINLEY JOHN**
231 SW RICHMOND WAY
FORT WHITE, FL 32038

**2026**

**00-00-00-01421-067**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 04 | WOOD TRUSS 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 |
| Quality | 05 | 05 |

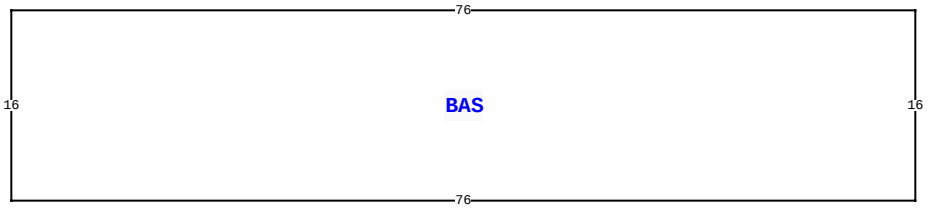
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.22 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | | 1,216 | 96,346 |
| TOTALS | 1,216 | | | 1,216 | 96,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,216 | 113.9000 | 107.07 | 130,197 | 2013 | 2013 | 0 | 0 | 0 | 26.00 | 74.00 |

1 MANUF 1 100% - 2014 Heated Area: 1216 HX Base Yr 2014




231 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 | | 96,346 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 36,000 |
| TOTAL MARKET VALUE | | 139,346 |
| SOH/AGL Deduction | | 76,595 |
| ASSESSED VALUE | | 62,751 |
| TOTAL EXEMPTION VALUE | HX HB | 37,751 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 139,346 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,950 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30961 | M H | 325 | 04/19/2013 |
| 11911 | M H | 125 | 11/27/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1264/2282 | 11/12/2013 | QC | U | I | 11 | 100 |
| GRANTOR: DOROTHY FINLEY | | | | | | |
| GRANTEE: JOHN FINLEY | | | | | | |
| 1251/1550 | 3/21/2013 | WD | Q | I | 01 | 32,000 |
| GRANTOR: WALTER P & PATRICIA J | | | | | | |
| GRANTEE: DOROTHY FINLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

## 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 | 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 7,000

| 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 | 281.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 36,000 | | | | | | | |

REVIEW DATE 12/16/2015 BY DF Total Acres: 2.05 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/10/2025 BY SYS