LOT 30 BLOCK 5 UNIT 23 THREE RIV
763-1814, 848-1229, 911-419, 946

CURRAN JEAN MARIE/CURRAN JEROME PAUL
1930 WORCHESTER WAY
MERRITT ISLAND, FL 32953-2622

2026

00-00-00-01438-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

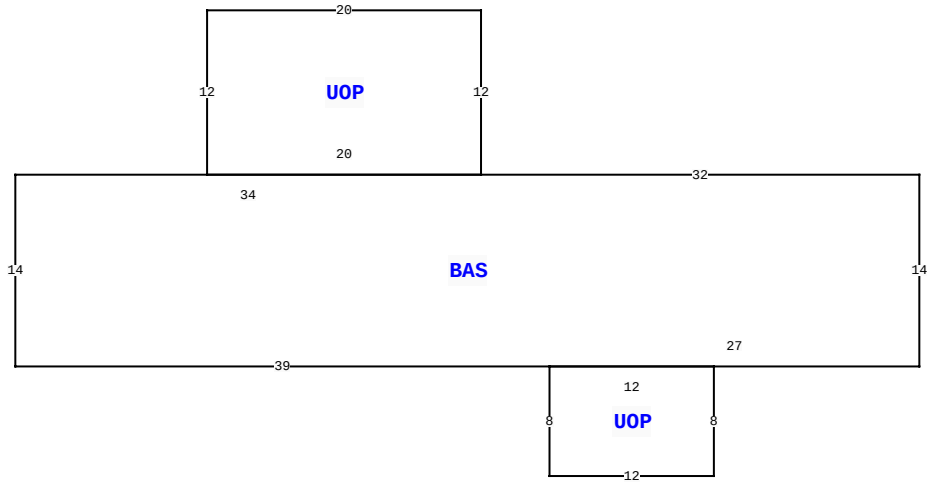
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,706
UOP	96	25		24	616
UOP	240	25		60	1,539
TOTALS	1,260			1,008	25,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	106.9000	64.14	64,653	1993	1993	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



249 SW TEXAS LN, 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	25,861
TOTAL MARKET OB/XF VALUE	11,125
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	54,986
SOH/AGL Deduction	13,140
ASSESSED VALUE	41,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,846
TOTAL JUST VALUE	54,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/2426	11/13/2023	WD	U	I	11	100
GRANTOR: CURRAN JEAN MARIE						
GRANTEE: CURRAN JEAN M						
1050/2551	6/17/2005	WD	Q	I		35,000
GRANTOR: BETTY J HUSTON						
GRANTEE: JEAN MARIE CURRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N12 W20 S12 E20$ W34 S14 E39 UOP= S8 E12 N8 W12$ E27 N14$.

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	0	16	10	160.00	UT	7.50	7.50	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	10	11	110.00	UT	7.50	7.50	100	2006	2006	3	100	825	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	16	160.00	UT	7.50	7.50	100	2006	2006	3	100	1,200	
5	0070	CARPORT UF	0	0	20	18	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 11,125

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/07/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS