

LOT 32 BLOCK 5 UNIT 23 THREE RIV
958-1531, 977-144, 982-1616, CT

BECHTEL MINAKO
16439 SE 71ST TRL
LAKE BUTLER, FL 32054-5752

2026

00-00-00-01438-132



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	96	100		96	5,852
BAS	1,488	100		1,488	90,703
UCP	369	20		74	4,511
UOP	90	25		22	1,341
TOTALS	2,043			1,680	102,407

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0294	SHED WOOD/	0	0	12	12	144.00	UT	14.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00

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	0		A-1	100.00	400.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	117.9000	110.83	186,194	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1584 HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/30/2024 MLU

TOTAL OB/XF									
10,316									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1 3			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		102,407	
TOTAL MARKET OB/XF VALUE		10,316	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		130,723	
SOH/AGL Deduction		19,273	
ASSESSED VALUE		111,450	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,450	
TOTAL JUST VALUE		130,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20752	M H	125	05/29/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1029/2236	10/28/2004	QC	Q	I	01	100	
GRANTOR: RONALD FRANK BECHTEL							
GRANTEE: RONALD FRANK & MINA							
1029/0503	10/14/2004	WD	Q	I		59,000	
GRANTOR: YORKTOWN FUNDING							
GRANTEE: RONALD FRANK BECHTE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 BAS= W8 S12 E8 N12\$ S12 UCP= W8 N12 W7 S31 E15 N19\$ S19 E23 UOP= S6 E15 N6 W15\$ E25 N31\$.									