LOT 13 THREE RIVERS EST S/D UNRE
COR RUN W 1330.31 FT TO POB, CON
1329.31 FT, E 332.23 FT, N 1329.

WILD WHISPERS OUTPOST LLC
951 MCLEAN ST
DUNEDIN, FL 34698

2026

25-6S-15-00519-113

COLUMBIA COUNTY PROPERTY

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

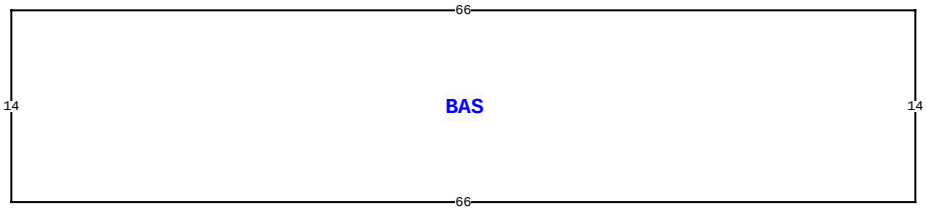
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25615.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	58,892
TOTALS	924			924	58,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	116.9000	109.89	101,538	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr



344 SW DRAKE PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,892
TOTAL MARKET OB/XF VALUE	16,050
TOTAL LAND VALUE - MARKET	72,248
TOTAL MARKET VALUE	147,190
SOH/AGL Deduction	12,284
ASSESSED VALUE	134,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,906
TOTAL JUST VALUE	147,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28398	M H	528	03/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2141	5/21/2025	WD	Q	I	05	200,000
GRANTOR: GUTHRIE JUSTIN C						
GRANTEE: WILD WHISPERS OUTPO						
1186/1410	12/29/2009	WD	Q	V	01	47,900
GRANTOR: THREE RIVERS FARMS DE						
GRANTEE: JUSTIN C GUTHRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	8,900	

LAND DESCRIPTION

TOTAL OB/XF 16,050

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			0.00	0.00	10.14	AC		1.00	1.00	0.75	9,500.00	7,125.00	72,248							

REVIEW DATE 06/18/2025 BY TP Total Acres: 10.14 Total Land Value: 72,248 Market: 0 Agricultural: 0 Common: 72,248 PRINTED 11/07/2025 BY SYS