

LOT 7 THREE RIVER ESTATES UNIT 2  
455-85, 877-2302, 889-1740, QC 1

MORRIS JAMES SR  
277 SW ALABAMA GLN  
FORT WHITE, FL 32038

2026

31-6S-16-04006-007



| 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          | 07               | 07    |
| DOR CODE         | 0200 MOBILE HOME |       |
| MAP NUM          |                  | 02    |
| NEIGHBORHOOD/LOC | 100000.24        | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,620            | 100         |      | 1,620        | 118,494              |
| FOP       | 100              | 35          |      | 35           | 2,560                |
| FSP       | 200              | 40          |      | 80           | 5,851                |
| TOTALS    | 1,920            |             |      | 1,735        | 126,906              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0296       | SHED METAL  | 0 100   | 10 | 20 | 200.00 | UT | 3.50     | 3.50           | 100       | 1999    |
| 2              | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0201 02 1,735 141.4800 132.99 230,738 2000 2000 0 0 0 45.00 55.00

1 MANUF 1 100% - 2017 Heated Area: 1620 HX Base Yr 2017

20

10

10

20

40

27

32

28

10

10

10

FSP

BAS

FOP

|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|--------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|------------|-----|
| 277 SW ALABAMA GLN, FORT WHITE |    |          |                | BLD DATE  |         |             |   |        | LGL DATE        |       | 05/10/2024 | MLU |
|                                |    |          |                | XF DATE   |         |             |   |        | LAND DATE       |       |            |     |
|                                |    |          |                | INC DATE  |         |             |   |        | AG DATE         |       |            |     |
| UNITS                          | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |            |     |
| 200.00                         | UT | 3.50     | 3.50           | 100       | 1999    | 1999        | 3 | 100    | 700             |       |            |     |
| 1.00                           | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         |             |   |        |                 |       |            |     |
|                                |    |          |                |           |         | </          |   |        |                 |       |            |     |

| COLUMBIA COUNTY PROPERTY  |  |              |   |
|---------------------------|--|--------------|---|
| PAGE 1 of 1               |  |              | 3 |
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 3              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 126,906      |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,700        |   |
| TOTAL LAND VALUE - MARKET |  | 18,000       |   |
| TOTAL MARKET VALUE        |  | 152,606      |   |
| SOH/AGL Deduction         |  | 86,346       |   |
| ASSESSED VALUE            |  | 66,260       |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 41,260 |   |
| BASE TAXABLE VALUE        |  | 25,000       |   |
| TOTAL JUST VALUE          |  | 152,606      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 152,606      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA               |            |           |     |     |        |            |  |
|--------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number        | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1313/0570                | 4/08/2016  | WD        | Q   | I   | 01     | 72,000     |  |
| GRANTOR: LEILA R CANTARA |            |           |     |     |        |            |  |
| GRANTEE: JAMES MORRIS SR |            |           |     |     |        |            |  |
| 1063/1307                | 10/21/2005 | WD        | Q   | I   |        | 97,300     |  |
| GRANTOR: LYNSKEY         |            |           |     |     |        |            |  |
| GRANTEE: LEILA R CANTARA |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W20 FSP= N10 W20 S10 E20\$ W40 S27 E28 FOP= S10 E10 N10 W10\$ E32 N27\$. |  |  |  |  |  |  |  |  |  |  |  |