

LOT 14 THREE RIVERS ESTATES UNIT
789-2422, 952-2743, 952-2744, PO

ROUSH ELAINE E
260 SW ALABAMA GLEN
FORT WHITE, FL 32038

2026

31-6S-16-04006-014



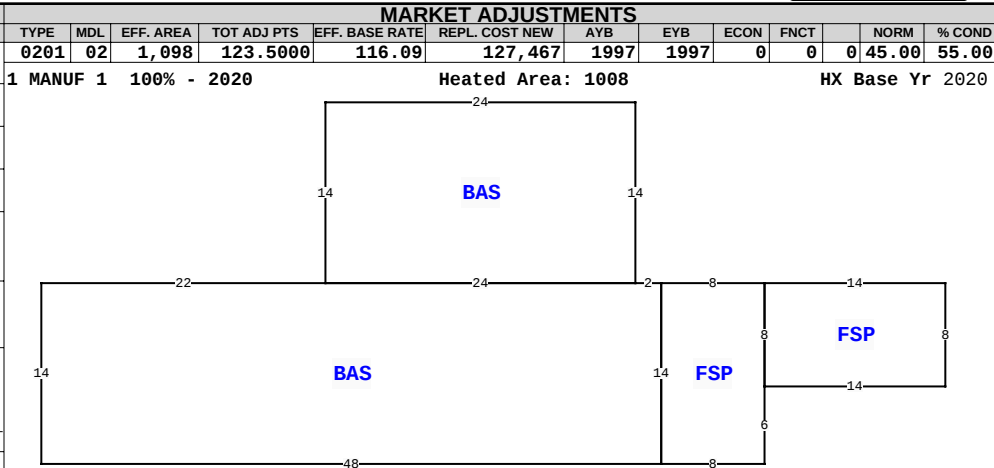
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE 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	336	100		336	21,453
BAS	672	100		672	42,907
FSP	112	40		45	2,873
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TOTALS	1,232			1,098	70,107

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0130	CLFENCE 5	0	100	0	0	80.00	UT	8.50	8.50	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	0264	PRCH, FSP	0	100	0	0	1.00	UT	0.00	0.00	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
9,880											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		70,107	
TOTAL MARKET OB/XF VALUE		9,880	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		97,987	
SOH/AGL Deduction		46,109	
ASSESSED VALUE		51,878	
TOTAL EXEMPTION VALUE		51,878	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		97,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19716	M H	125	07/08/2002
19619	TR/TRAILER	75	06/05/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1399/0609	11/19/2019	WD	Q	I	01	56,000	
GRANTOR: ARTAVIOUS SMITH							
GRANTEE: ELAINE E ROUSH							
1340/0096	6/30/2017	WD	Q	I	01	35,000	
GRANTOR: RIANA TREANOR							
GRANTEE: ARTAVIOUS SMITH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 S14 E48 FSP= E8 N6 FSP= E14 N8 W14 S8\$ N8 W8 S14\$ N14 W2 BAS= N14W24 S14 E24\$ W24\$.											