LOT 21 THREE RIVERS ESTATES UNIT
795-1918, WD 1368-90,

WRIGHT JOHNNY M
333 SE TRIBBLE ST
LAKE CITY, FL 32025

2026

31-6S-16-04006-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

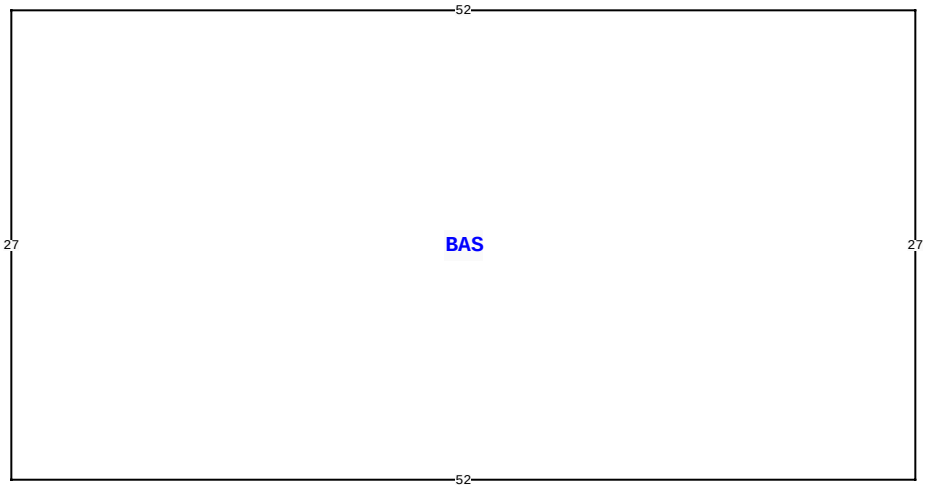
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.24	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	63,462
TOTALS	1,404			1,404	63,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	115.9000	69.54	97,634	1998	2010	0	0	0	35.00	65.00

1 MOBILE HME 100% - 2025 Heated Area: 1404 HX Base Yr 2025



2657 SW NEWARK DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		63,462
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		91,462
SOH/AGL Deduction		39,457
ASSESSED VALUE		52,005
TOTAL EXEMPTION VALUE	HX HB	27,005
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052513	Roof Replacement	6,970	03/05/2025
14408	M H	125	08/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0090	8/31/2018	WD	Q	I	01	66,000
GRANTOR: DEBRA PERUYERO						
GRANTEE: JOHNNY M WRIGHT						
0795/1918	8/25/1994	WD	U	V	12	3,000
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: DEBRA PERUYERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 04/03/2025 BY jerry Total Acres: 0.90 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/07/2025 BY SYS