

LOT 16 UNIT 2 THREE RIVERS ESTAT  
370-406, 1011-543, WD 1199-832,

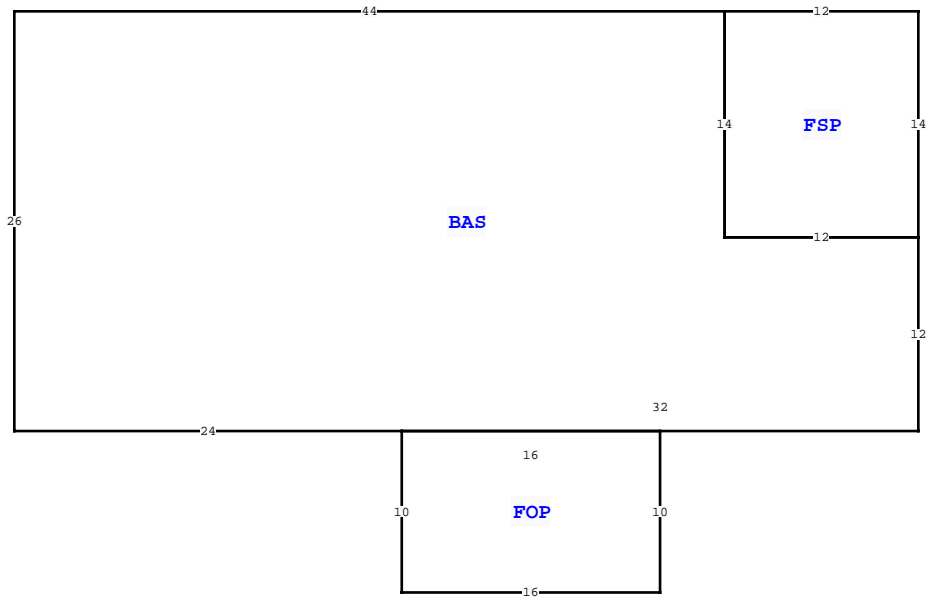
HANNA MARK E  
738 SW MANATEE TERR  
FORT WHITE, FL 32038

**2026**

00-00-00-00577-001  
00-00-00-00577-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	50
Exterior Wall	05	AVERAGE	50
Roof Structure	02	SHED	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural Units	01	CONV	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	100000.02 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
FOP	160	35	
FSP	168	40	
TOTALS	1,616		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026								
				Heated Area: 1288			HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			36,031
TOTAL MARKET OB/XF VALUE			11,189
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			122,220
SOH/AGL Deduction			62,344
ASSESSED VALUE			59,876
TOTAL EXEMPTION VALUE	HX HB		34,876
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			122,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2530	2/20/2025	QC	U	I	11	100
GRANTOR: HANNA BARBARA C						
GRANTEE: HANNA MARK E						
1199/0832	8/09/2010	WD	Q	I	01	105,000
GRANTOR: DONALD H & ELIZABETH						
GRANTEE: CHARLES C, BARBARA						

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	8	14	1.00	UT	0.00	100	0
2	0084	DOCK-RIVER	0	100	3	48	144.00	UT	14.50	100	2006
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0296	SHED METAL	0	100	11	20	220.00	UT	9.00	75	2015
5	0294	SHED WOOD/	0	100	10	20	200.00	UT	10.00	75	2015

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
738 SW MANATEE TER, FORT WHITE											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
INC DATE											
05/13/2025 MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S26 E24 FOP= S10 E16 N10 W16\$ E32 N12 FSP= N14W12 S14 E12\$ W12 N14\$.											

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	0132	C	SFR RIVER	100		A-1	0.00	0.00	100.00	FF	1.00