

LOT 17 UNIT 2 THREE RIVERS ESTAT
LE 1340-15, DC 1472-2339

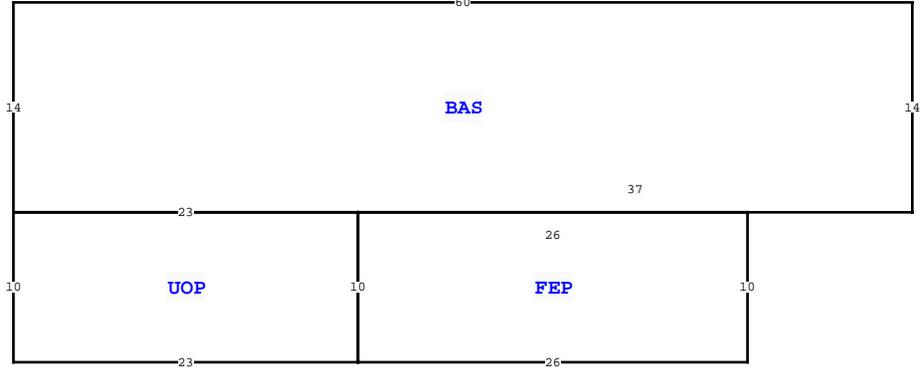
BURRIS CHARLES M
202 SE HILLSIDE PARKWAY
LAKE CITY, FL 32055

2026

00-00-00-00578-000

| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|-------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 05 AVERAGE 100 | | | | |
| Roof Structur | 03 GABLE/HIP 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 | 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 | 100000.02 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 840 | 100 | | 840 | 23,164 |
| FEP | 260 | 85 | | 221 | 6,094 |
| UOP | 230 | 25 | | 58 | 1,600 |
| TOTALS | 1,330 | | | 1,119 | 30,858 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|------------------|----------------|--------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MOBILE HME | 0% | - 2018 | | 68.94 | 77,144 | 1981 | 1981 | 0 | 0 | 60.00 | 40.00 |
| | | | | Heated Area: 840 | | | | | | | | |
| | | | | | HX Base Yr | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 30,858 |
| TOTAL MARKET OB/XF VALUE | | | 7,785 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 113,643 |
| SOH/AGL Deduction | | | 19,013 |
| ASSESSED VALUE | | | 94,630 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 94,630 |
| TOTAL JUST VALUE | | | 113,643 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 113,643 |
| XFOB: 4:1: CHAMPION MH | | | |
| BLDG: 1:1: CHAMPION MH | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1340/0015 | 7/03/2017 | LE U | | I | 14 | 100 |
| GRANTOR: CHARLES M BURRIS & RO | | | | | | |
| GRANTEE: ADAIR SUZANNE BOSSE | | | | | | |
| 0534/0001 | 3/01/1984 | WD Q | V | | 01 | 18,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 11 | 110.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 165 | |
| 2 | 0040 | BARN, POLE | 0 | 0 | 18 | 20 | 360.00 | UT | 1.50 | 1.50 | 60 | 2000 | 2000 | 3 | 60 | 324 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0084 | DOCK-RIVER | 0 | 0 | 3 | 34 | 102.00 | UT | 14.50 | 14.50 | 20 | 2006 | 2006 | 3 | 20 | 296 | |

| TOTAL OB/XF | | | | | | | | | | | | |
|--------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|--|
| 7,785 | | | | | | | | | | | | |
| 750 SW MANATEE TER, FORT WHITE | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | 05/13/2025 | | MLU | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 750 SW MANATEE TER, FORT WHITE | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S14 UOP= S10 E23 N10 W23\$ E23 FEP= S10 E26 N10 W26\$ E37 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0132 | C | SFR RIVER | 0 | | A-1 | 0.00 | 0.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 750.00 | 750.00 | 75,000 | | | | | | | |