

LOT 3 UNIT 4 THREE RIVERS ESTATE  
839-1585, 929-2491, WD 1131-2456

BLAIR TINA/TIMMONS TERE'SA  
6824 NE 55TH AVE  
HIGH SPRINGS, FL 32643

**2026**

00-00-00-00604-003  
00-00-00-00604-003

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |         |
|--------------------------|------------------|--------------|---------|
| ELEMENT                  | CD               |              |         |
| Exterior Wall            | 31               | VINYL SID    | 100     |
| Exterior Wall            | 00               | N/A          | 0       |
| Roof Structure           | 03               | GABLE/HIP    | 100     |
| Roof Cover               | 03               | COMP SHNGL   | 100     |
| Interior Wall            | 05               | DRYWALL      | 100     |
| Interior Floor           | 08               | SHT VINYL    | 100     |
| Interior Floor           | 00               | N/A          | 0       |
| Air Condition            | 03               | CENTRAL      | 100     |
| Heating Type             | 04               | AIR DUCTED   | 100     |
| Bedrooms                 |                  | 3            | 100     |
| Bathrooms                |                  | 2            | 100     |
| Frame                    | 01               | NONE         | 100     |
| Stories                  | 1.               | 1.           | 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         | 100000.04 1.00/  |              |         |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR    |
| BAS                      | 1,512            | 100          | 2026    |
| TOTALS                   | 1,512            |              | 169,114 |

| MARKET ADJUSTMENTS |       |           |             |                |                   |     |     |            |      |            |        |  |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|-----|------------|------|------------|--------|--|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON       | FNCT | NORM       | % COND |  |
| 1                  | MANUF | 2         | 0%          | - 2026         | Heated Area: 1512 |     |     | HX Base Yr |      |            |        |  |
|                    |       |           |             |                |                   |     |     |            |      |            |        |  |
| BLD DATE           |       |           |             |                |                   |     |     |            |      |            |        |  |
| XF DATE            |       |           |             |                |                   |     |     |            |      |            |        |  |
| INC DATE           |       |           |             |                |                   |     |     |            |      |            |        |  |
| LGL DATE           |       |           |             |                |                   |     |     |            |      |            |        |  |
| LAND DATE          |       |           |             |                |                   |     |     |            |      |            |        |  |
| AG DATE            |       |           |             |                |                   |     |     |            |      |            |        |  |
|                    |       |           |             |                |                   |     |     |            |      | 04/14/2026 | MLU    |  |

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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 169,114  |
| TOTAL MARKET OB/XF VALUE  |           |             | 7,400    |
| TOTAL LAND VALUE - MARKET |           |             | 24,000   |
| TOTAL MARKET VALUE        |           |             | 200,514  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 200,514  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 200,514  |
| TOTAL JUST VALUE          |           |             | 200,514  |
| NCON VALUE                |           |             | 169,514  |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 25,000   |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000052679  | Right-of-Way Acce |     | 03/24/2025 |
| 000052577  | Mobile Home       |     | 03/20/2025 |
| 000041767  | Electrical Servic | 0   | 04/19/2021 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1532/1535                      | 2/03/2025 | WD        | Q     | I     | 01     | 56,700     |
| GRANTOR: THE MICHAEL H TOUCHTO |           |           |       |       |        |            |
| GRANTEE: BLAIR TINA            |           |           |       |       |        |            |
| 1351/0374                      | 1/05/2018 | QC        | U     | V     | 11     | 100        |
| GRANTOR: MICHAEL H TOUCHTON    |           |           |       |       |        |            |
| GRANTEE: MICHAEL H TOUCHTON    |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |       |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 9945       | Well/Sept   | 0       | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       |       |
| 2              | 0296       | SHED METAL  | 0       | 0 | 0 | 1.00  | UT | 400.00   | 400.00         |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,400       |  |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE    |  |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE     |  |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE    |  |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE    |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE   |  |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE     |  |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |  |

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

| BUILDING DIMENSIONS                         |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2026;ORIG=16,13] E56 S27 W56 N27 \$ |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 0200     | C   | MBL HM               | 0   |     | A-1      | 210.00 | 210.00 | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 24,000.00  | 24,000.00      | 24,000     |                             |      |         |      |     |    |        |