LOT 26 UNIT 4 THREE RIVERS ESTAT
674-776, 763-1808, 771-389, 956-

SPRING PLACE INVESTMENTS LLC
1031 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2026

00-00-00-00604-026

BUILDING CHARACTERISTICS

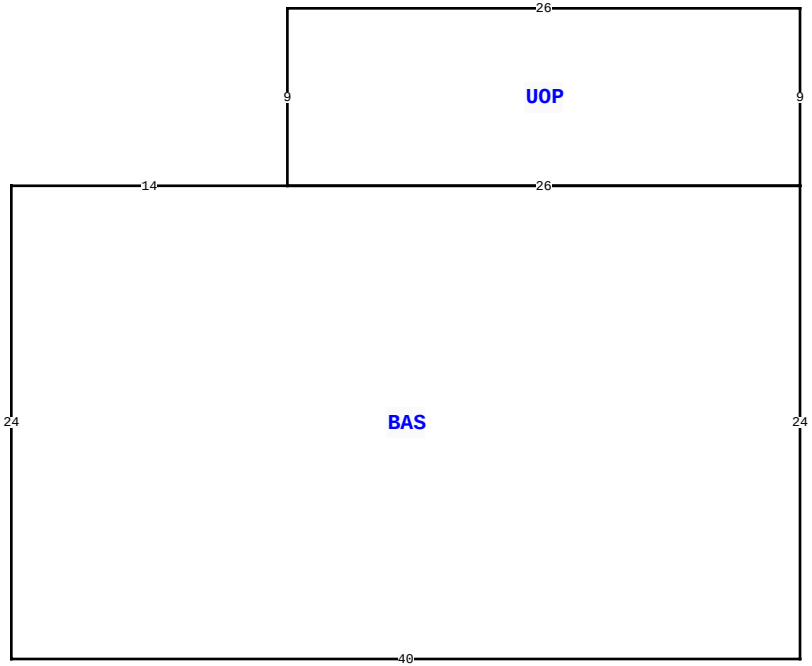
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	45,382
UOP	234	25		58	2,742
TOTALS	1,194			1,018	48,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,018	106.1100	85.95	87,497	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 960 HX Base Yr



255 SW NEVADA LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	0	0	0	800.00	UT	1.50	1.50	100	1996	1996	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,123
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	80,323
SOH/AGL Deduction	0
ASSESSED VALUE	80,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,323
TOTAL JUST VALUE	80,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31107	MAINT/ALTR	35	06/03/2013
20670	M H	125	05/06/2003
10186	M H	125	09/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2013	4/10/2025	WD	Q	I	01	90,000
GRANTOR: MARINO DANNY C						
GRANTEE: SPRING PLACE INVEST						
1160/0279	9/24/2008	WD	Q	I		65,000
GRANTOR: EDD & LUCILLE K CHITT						
GRANTEE: DANNY & BOBBIE MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S24 E40 N24 UOP= N9W26 S9 E26$ W26$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		A-1	175.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 07/28/2025 BY TP Total Acres: 1.06 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/19/2026 BY SYS