

LOT 15 UNIT 4 THREE RIVERS ESTAT
312-577, 680-500, 700-568, 890-8

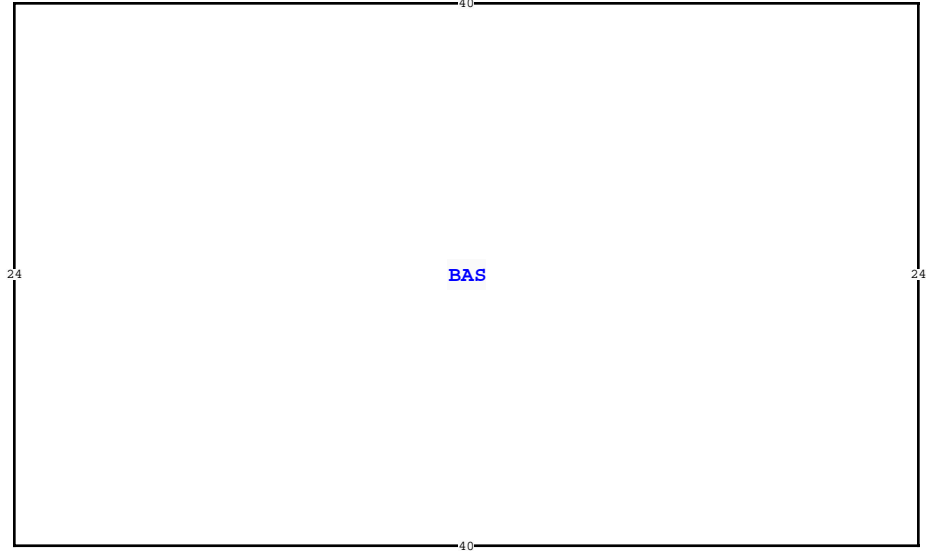
FRYER JOSHUA J
221 HAWAII TERR
FORT WHITE, FL 32038

2026

00-00-00-00606-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	100000.04 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		56,533

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2010		Heated Area: 960					HX Base Yr	2010



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,533
TOTAL MARKET OB/XF VALUE			20,400
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			100,933
SOH/AGL Deduction			52,905
ASSESSED VALUE			48,028
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			23,028
TOTAL JUST VALUE			100,933
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,933
SALE:2:1: LOT 15 UNIT 4 THREE RIVERS EST.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044667	Storage Building	20,200	06/13/2022
16814	M H	125	03/29/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1112/1789	3/01/2007	WD	Q	I		75,000
GRANTOR: WILKERSON						
GRANTEE: FRYER						
1068/1268	12/08/2005	WD	Q	I		41,500
GRANTOR: JOY NAPIER WARD & TAS						
GRANTEE: WILKERSON						

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	0	0	UT	0.00	0.00	100	2006
2	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2015
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0031	BARN,MT AE	0	100	0	0	UT	12,900.00	12,900.00	100	2023

TOTAL OB/XF											
20,400											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/14/2026			MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S24 E40 N24\$.											

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	DPHT 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	210.00	210.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							