

LOT 1 UNIT 8 THREE RIVERS ESTATE  
738-254, QC 1225-1120, QC 1275-2

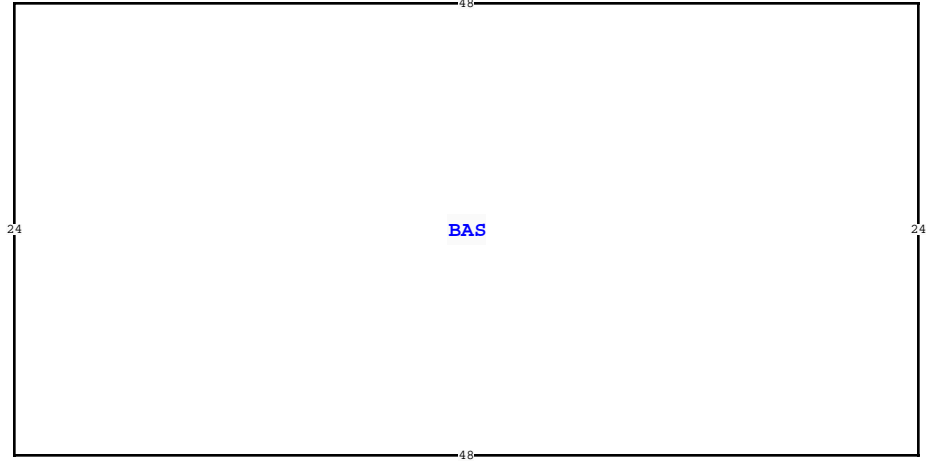
ADAIR AUSTIN T/ADAIR JASMINE J  
1594 SW CENTRAL TER  
FORT WHITE, FL 32038

**2026**

00-00-00-00673-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.08 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
TOTALS	1,152		1,152 32,044

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%	- 2021	69.54	80,110	1994	1994	0	0	60.00	40.00
				Heated Area: 1152			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,044
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			76,944
SOH/AGL Deduction			36,020
ASSESSED VALUE			40,924
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			15,924
TOTAL JUST VALUE			76,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38283	M H	513	06/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2293	5/11/2019	WD	Q	V	01	9,600
GRANTOR: JAMES F & THERESA Y C						
GRANTEE: AUSTIN T & JASMINE						
1275/2671	5/27/2014	QC	U	V	11	0
GRANTOR: CAROLYN M ROBERTS						
GRANTEE: JAMES F & THERESA Y						

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

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	100	0	0			0.00	100	2000	2000	3	100	1,900	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S24 E48 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	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	100		A-1	0.00	130.00	1.00	LT		1.00	1.00	1.50	24,000.00	36,000.00	36,000							