

LOTS 11&12 UNIT 8 THREE RIVERS E  
340-638, 632-223, 658-170, 711-2

THOMAS VIRGINIA  
254 SW BUMBLE ST  
FORT WHITE, FL 32038

**2026**

00-00-00-00682-000

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 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	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	1,512	100	
TOTALS	1,512		1,512 43,400

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%	- 2007									
				Heated Area: 1512				HX Base Yr	2007			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				43,400	
TOTAL MARKET OB/XF VALUE				8,500	
TOTAL LAND VALUE - MARKET				48,000	
TOTAL MARKET VALUE				99,900	
SOH/AGL Deduction				54,476	
ASSESSED VALUE				45,424	
TOTAL EXEMPTION VALUE				HX HB 25,000	
BASE TAXABLE VALUE				20,424	
TOTAL JUST VALUE				99,900	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				85,832	
SALE: 3:1: 2 PARCELS - 1 DEED.					
SALE: 1:1: LOT 12 UNIT 8 THREE RIVERS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
12466	M H	125	04/29/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/1319	4/13/2008	QC	Q	V	01	100
GRANTOR: DOLORES MARTIN & RICH						
GRANTEE: VIRGINIA THOMAS						
1091/2677	7/27/2006	QC	Q	I	01	100
GRANTOR: MCGRAW						
GRANTEE: VIRGINIA THOMAS						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	1997	1997	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

254 SW BUMBLE ST, FORT WHITE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W56 S27 E56 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,500				
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	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							