LOT 21 UNIT 8 THREE RIVERS ESTAT
300-263, 820-1797, WD 1570-1798

LUCAS BRIAN
417 SW BUMBLE ST
FORT WHITE, FL 32038

2027

00-00-00-00690-000

BUILDING CHARACTERISTICS

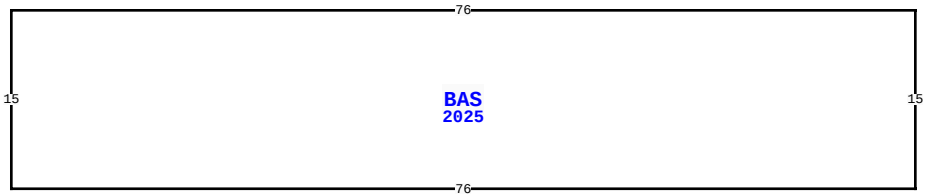
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	100000.08	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2025	1,140	124,247
TOTALS	1,140			1,140	124,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	113.5000	112.36	128,090	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2027 Heated Area: 1140 HX Base Yr 2027



417 SW BUMBLE ST, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
3	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,247
TOTAL MARKET OB/XF VALUE		16,100
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		164,347
SOH/AGL Deduction		12,178
ASSESSED VALUE		152,169
TOTAL EXEMPTION VALUE	HX HB 13	152,169
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		164,347
NCON VALUE		7,459
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048559	Mobile Home		11/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1798	6/15/2026	WD	Q	I	01	240,000
GRANTOR: BUCHANAN JAMES						
GRANTEE: LUCAS BRIAN						
1484/1511	2/13/2023	WD	Q	V	01	22,000
GRANTOR: DUNN REVOCABLE LIVING						
GRANTEE: BUCHANAN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,10] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,100

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	100		A-1	85.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 10/20/2026 BY TP Total Acres: 0.77 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS