

LOTS 73 & 74, UNIT 8 THREE RIVER  
672-466, WD 1082-2658, WD 1359-1

CALAS FRANCISCO J/CALAS MARIA I  
11753 TURNSTONE DR  
WELLINGTON, FL 33414

**2026**

00-00-00-00722-000

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		5	100
Bathrooms		3	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		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	1,944	100	
TOTALS	1,944		1,944
			185,248

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,944	113.9000	107.07	208,144	2019	2019	0	0	11.00	89.00		
1 MANUF 1 0% - 0 Heated Area: 1944 HX Base Yr													
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS</span> </div> </div>													
751 SW SANTA FE DR, FORT WHITE													
				BLD DATE					LGL DATE	04/14/2026 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			185,248	
TOTAL MARKET OB/XF VALUE			7,300	
TOTAL LAND VALUE - MARKET			48,000	
TOTAL MARKET VALUE			240,548	
SOH/AGL Deduction			51,545	
ASSESSED VALUE			189,003	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			189,003	
TOTAL JUST VALUE			240,548	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			232,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37367	M H	0	10/25/2018
37367	M H	838	10/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/1158	10/08/2021	LE U		I	14	100
GRANTOR: CALAS MARIA ISABEL						
GRANTEE: CALAS VANESSA MARIE						
1364/2143	7/13/2018	WD Q	V		04	28,500
GRANTOR: RONALD L & TERRI J AK						
GRANTEE: FRANCISCO J & MARIA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S27 E72 N27\$.	

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	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS																

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0700	C	MISC RES	0		A-1	89.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							