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

2027

00-00-00-00722-000

BUILDING CHARACTERISTICS

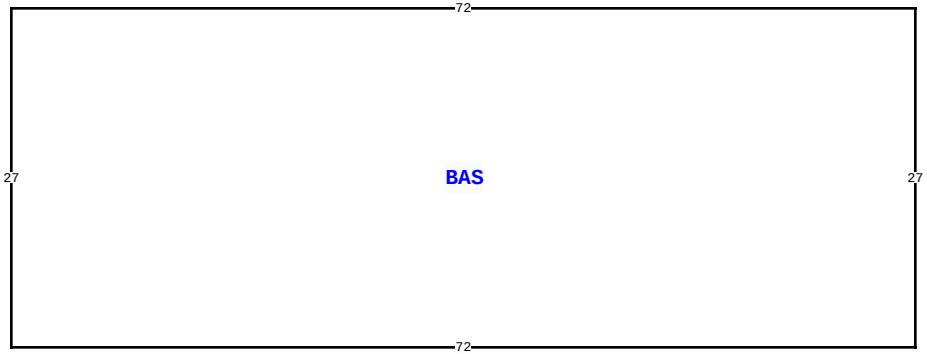
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	183,276
TOTALS	1,944			1,944	183,276

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	105.93	205,928	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 0% - 0 Heated Area: 1944 HX Base Yr



751 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	183,276
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	238,576
SOH/AGL Deduction	30,673
ASSESSED VALUE	207,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,903
TOTAL JUST VALUE	238,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,548

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	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							

REVIEW DATE 02/14/2019 BY DF Total Acres: 1.66 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS