LOT 3 UNIT 9 THREE RIVERS ESTATE
453-422, 799-1227, WD 986-812, W

KOCH CATHERINE LIVING TRUST DATED AUGUST 1, 2025
9891 NICHOLS LAKE RD
MILTON, FL 32583

2027

00-00-00-00742-003

BUILDING CHARACTERISTICS

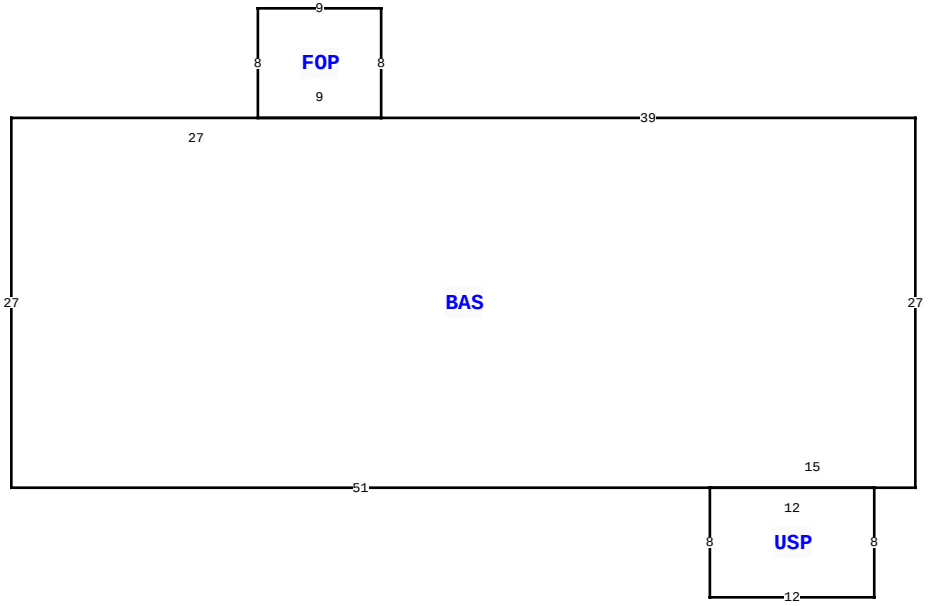
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.09	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	80,094
FOP	72	35		25	1,124
USP	96	35		34	1,528
TOTALS	1,950			1,841	82,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,841	102.1500	81.72	150,447	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1782 HX Base Yr



1073 SW RIVERSIDE AVE, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	8	12	96.00	UT	14.00	14.00	100	2006	2006	3	100	1,344	
3	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	82,746
TOTAL MARKET OB/XF VALUE	9,544
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	116,290
SOH/AGL Deduction	0
ASSESSED VALUE	116,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,290
TOTAL JUST VALUE	116,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20838	M H	125	07/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/318	8/04/2025	WD	U	I	11	100
GRANTOR: KOCH CATHERINE L						
GRANTEE: KOCH CATHERINE LIVI						
1312/1600	3/30/2016	WD	Q	I	01	50,000
GRANTOR: JOHN J & JOYCE M WIND						
GRANTEE: LEONARD G & CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W39 W27 S27 E51 E15 N27 $
USP=[ORIG=-15,27] S8 E12 N8 W12 $
FOP=[ORIG=-39,0] N8 W9 S8 E9 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,544

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		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 12/07/2023 BY RP Total Acres: 1.01 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS