LOT 5 UNIT 9 THREE RIVERS ESTATE
WD 1253-815, WD 1546-449, DC 154

GIBSON SHANE MICHAEL/GIBSON KAREN O'CLEARY
221 NW 35TH ST
BOCA RATON, FL 33431

2027

00-00-00-00742-005

BUILDING CHARACTERISTICS

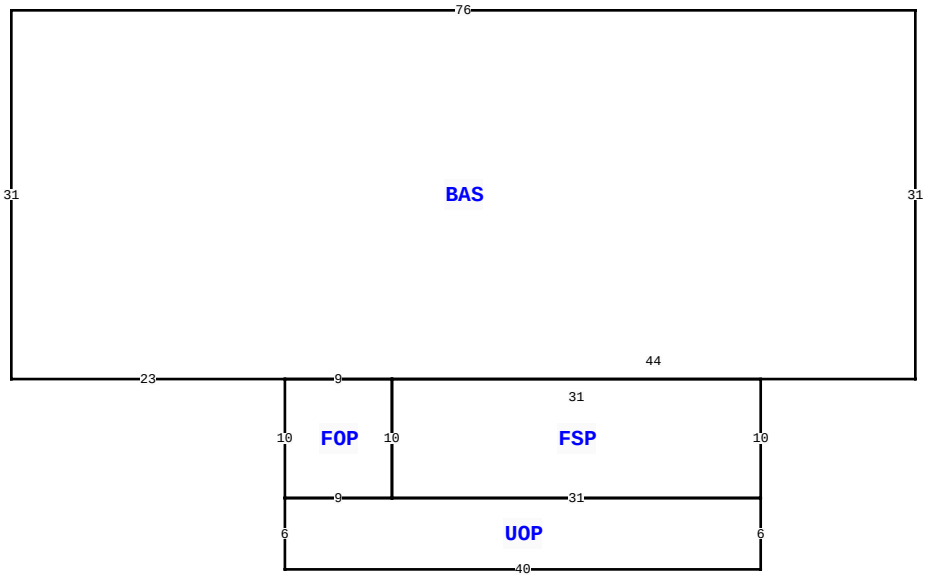
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	100000.09	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	163,064
FOP	90	35		32	2,215
FSP	310	40		124	8,583
UOP	240	25		60	4,153
TOTALS	2,996			2,572	178,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,572	114.5000	106.48	273,867	2000	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 2356 HX Base Yr



1103 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	0294	SHED WOOD/	0	0	18	12	216.00	UT	14.00	14.00	75	2006	2006	3	75	2,268	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,014
TOTAL MARKET OB/XF VALUE	11,768
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	213,782
SOH/AGL Deduction	0
ASSESSED VALUE	213,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,782
TOTAL JUST VALUE	213,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041140	REMODEL		01/11/2021
36373	MAINT/ALTR	119	02/26/2018
25308	ADDN SFR	85	12/13/2006
20057	M H	125	10/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2623	10/03/2025	WD	Q	I	05	336,500
GRANTOR: KOCH CATHERINE LIVING						
GRANTEE: GIBSON SHANE MICHAE						
1550/2621	10/03/2025	WD	U	I	11	100
GRANTOR: KOCH KORTNEY W						
GRANTEE: GIBSON SHANE MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E23 FOP= S10 E9 N10 W9$ E9 FSP= S10 UOP= W9 S6 E40 N6 W31$ E31 N10 W31$ E44 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,768

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 01/16/2026 BY TP Total Acres: 1.05 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS