LOT 12 & 13 UNIT 9 THREE RIVER E
610-642, WD 1348-1921, DC 1348-1

COBB MOLLY S REVOCABLE TRUST AGREEMENT DATED AUGUS
1239 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

00-00-00-00745-001

BUILDING CHARACTERISTICS

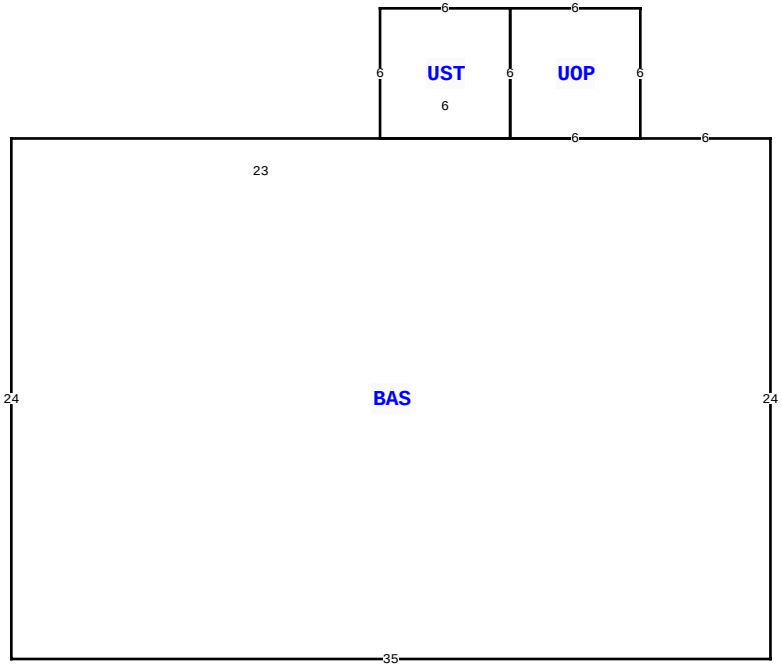
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	840	100		840	49,369
UOP	36	25		9	529
UST	36	45		16	941
TOTALS	912			865	50,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	865	114.9000	106.86	92,434	1982	1982	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 840 HX Base Yr



1239 SW RIVERSIDE AVE, 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
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	50,839
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	118,839
SOH/AGL Deduction	0
ASSESSED VALUE	118,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,839
TOTAL JUST VALUE	118,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1931	1/19/2024	WD	Q	I	01	150,000
GRANTOR: SMITH SONDRA L REVOCA						
GRANTEE: COBB MOLLY S REVOCA						
1348/1921	11/08/2017	WD	U	I	11	100
GRANTOR: SONDRA L SMITH						
GRANTEE: THE SONDRA L SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N6 W6 S6 E6 $ W6UST= N6 W6 S6 E6$ W23 S24 E35 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0102	C	SFR/MH	0		A-1	171.00	0.00	2.00	LT		1.00	1.00	1.25	24,000.00	30,000.00	60,000							

REVIEW DATE 01/30/2024 BY TP Total Acres: 1.83 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS