

LOTS 1 & 2 UNIT 10 THREE RIVERS
462-44, 658-120, DC 1297-2378, W

MARTIN WILLIAM B/MARTIN M LYNN
713 SW WASHINGTON AVE
FORT WHITE, FL 32038-6616

2026

00-00-00-00751-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.10	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2017							
Heated Area: 1404						HX Base Yr 2017					
713 SW WASHINGTON AVE, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/14/2026		MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		116,051	
TOTAL MARKET OB/XF VALUE		7,675	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		170,526	
SOH/AGL Deduction		127,803	
ASSESSED VALUE		42,723	
TOTAL EXEMPTION VALUE		13 HX HB 42,723	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		170,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,222	
SALE:1:1: 2 PARCELS - 1 DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054852	Roof Replacement	10,100	01/21/2026
33955	M H	513	04/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2673	3/19/2026	LE U		I	14	0
GRANTOR: MARTIN WILLIAM B						
GRANTEE: MARTIN WILLIAM B (E						
1306/0408	11/23/2015	WD Q	V	01		23,000
GRANTOR: WESLEY R YATES						
GRANTEE: WILLIAM B MARTIN &						

EXTRA FEATURES																
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	CARPOT UF	0	100	18	25			1.50	100	2016	2016	3	100	675	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTALS												1,404		1,404	116,051	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S27 E52 N27\$.	

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	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	46,800							