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

2027

00-00-00-00751-000

BUILDING CHARACTERISTICS

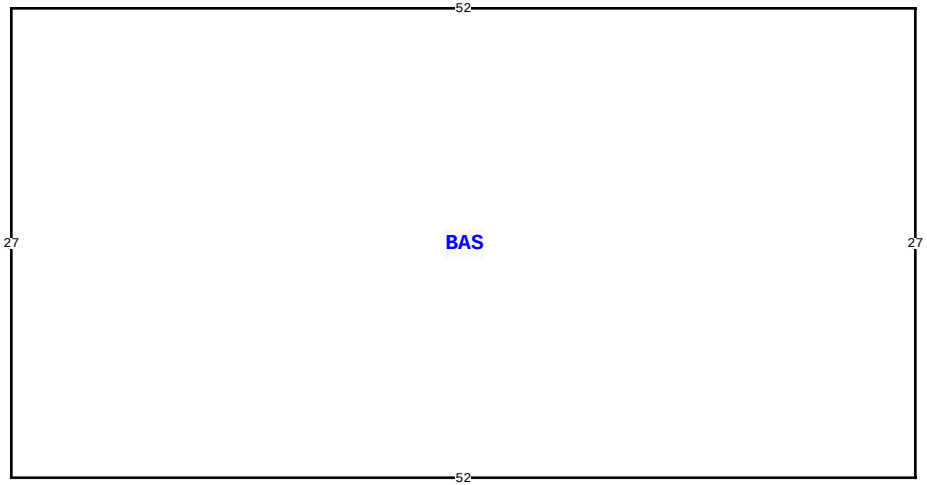
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	114,813
TOTALS	1,404			1,404	114,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	115.7000	107.60	151,070	2014	2014	0	0	0	24.00	76.00

2 MANUF 1 100% - 2017 Heated Area: 1404 HX Base Yr 2017



713 SW WASHINGTON 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	0070	CARPORT UF	0	100	18	25	450.00	UT	1.50	1.50	100	2016	2016	3	100	675	
2	9945	Well/Sept	0	100	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	114,813
TOTAL MARKET OB/XF VALUE	7,675
TOTAL LAND VALUE - MARKET	46,800
TOTAL MARKET VALUE	169,288
SOH/AGL Deduction	125,283
ASSESSED VALUE	44,005
TOTAL EXEMPTION VALUE	13 HX HB 44,005
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	169,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,526

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
1573/82	7/09/2026	LE	U	I	14	100
GRANTOR: MARTIN WILLIAM B						
GRANTEE: MARTIN WILLIAM B (E						
1563/2673	3/19/2026	LE	U	I	14	0
GRANTOR: MARTIN WILLIAM B						
GRANTEE: MARTIN WILLIAM B (E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,675

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

REVIEW DATE 06/20/2016 BY TW Total Acres: 1.81 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 11/17/2026 BY SYS