

LOT 50 UNIT 10 THREE RIVERS ESTA  
727-382, WD 1027-145,

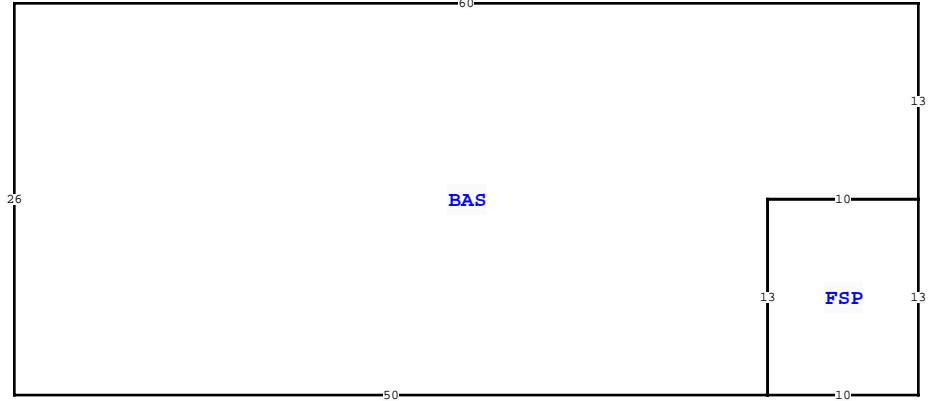
MOBLEY JAMES H/MOBLEY KATHLEEN J  
308 SW DINGO WAY  
FORT WHITE, FL 32038-0693

**2026**

00-00-00-00785-001  
00-00-00-00785-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2007	Heated Area: 1430			HX Base Yr 2007				



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	02				
NEIGHBORHOOD/LOC	100000.10 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	84,211
FSP	130	40		52	3,062
TOTALS	1,560			1,482	87,273

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY											
PAGE 1 of 1											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 87,273											
TOTAL MARKET OB/XF VALUE 14,520											
TOTAL LAND VALUE - MARKET 30,000											
TOTAL MARKET VALUE 131,793											
SOH/AGL Deduction 65,017											
ASSESSED VALUE 66,776											
TOTAL EXEMPTION VALUE HX HB 41,776											
BASE TAXABLE VALUE 25,000											
TOTAL JUST VALUE 131,793											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 124,293											
SALE:1:1: LOT 50, UNIT 10, THREE RIVERS											
PERMIT NUM	DESCRIPTION	AMT	ISSUED								
23851	M H	525	11/15/2005								
SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE					
1027/0145	9/24/2004	WD Q	Q	V		18,500					
GRANTOR: JAMES & VIVIAN PAYNE											
GRANTEE: JAMES & KATHLEEN J											
0727/0382	7/27/1990	WD Q	Q	V		7,200					
GRANTOR: THREE RIVERS											
GRANTEE: JAMES O PAYNE											

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	20	40	UT	2.00	2.00	100	2005	2005	3	100	1,600	
2	0070	CARPOT UF	0	100	20	18	UT	2.00	2.00	100	2005	2005	3	100	720	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	24	UT	7.50	7.50	100	2005	2005	3	100	2,160	
5	0261	PRCH, UOP	0	100	12	24	UT	5.00	5.00	100	2005	2005	3	100	1,440	
6	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	1,600	

308 SW DINGO WAY, FORT WHITE											
BLD DATE		LGL DATE	04/14/2026	MLU							
XF DATE		AG DATE									
INC DATE											
TOTAL OB/XF 14,520											

LAND DESCRIPTION																								
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	302.00	0.00	1.00	LT		1.00	1.00	1.25	24,000.00	30,000.00	30,000							

TOTAL OB/XF 14,520											
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BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S26 E50 FSP= E10 N13 W10 S13\$ N13 E10 N13\$.