

LOTS 65 & 66 UNIT 10 THREE RIVER
368-685, 727-64, 748-1780, 826-1

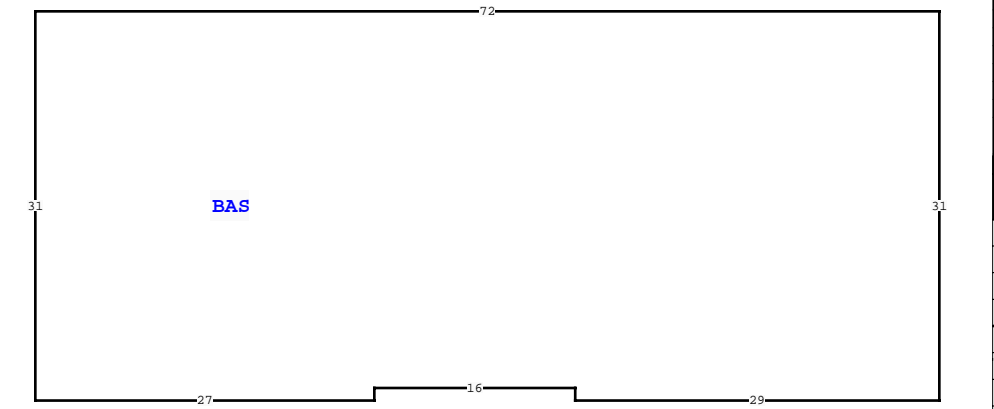
REA RICHARD A/REA PHYLLIS W
1039 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00793-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 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
0201	02	2,216	117.9000	110.83	245,599	2005	2005	0	0	45.00	55.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		135,079	
TOTAL MARKET OB/XF VALUE		24,010	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		205,889	
SOH/AGL Deduction		88,826	
ASSESSED VALUE		117,063	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		15,652	
TOTAL JUST VALUE		205,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,089	

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	2,216	100		2,216	135,079
TOTALS	2,216			2,216	135,079

Heated Area: 2216		HX Base Yr 2006	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU
1039 SW WASHINGTON AVE, FORT WHITE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042564	Electrical Servic	0	08/17/2021
40406	ELECTRICAL	0	08/20/2020
23152	M H	372	05/16/2005
21766	STORAGE	155	04/21/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/0299	3/06/2003	WD	Q	V		7,000
GRANTOR: DONALD GLENN BRIGGS &						
GRANTEE: RICHARD A & PHYLLIS						
0610/0049	2/01/1978	AD	Q	V	01	3,500
GRANTOR:						
GRANTEE:						

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	0166	CONC, PAVMT	0	100	5	21	UT		2.00	100	2004	2004	3	100	210	
2	0190	FPLC PF	0	100	0	0	UT		1,200.00	100	2005	2005	3	100	1,200	
3	9946	Well	0	100	0	0	UT		4,000.00	100			3	100	4,000	
4	0031	BARN, MT AE	0	100	0	0	UT		0.00	100	2004	2004	3	100	18,000	
5	0294	SHED WOOD/	0	100	0	0	UT		0.00	100	2015	2015	3	100	600	

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							

REVIEW DATE 08/25/2021 BY JB Total Acres: 1.87 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 06/12/2026 BY SYS																							
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