LOT 89 UNIT 10 THREE RIVERS ESTA
723-842, WD 1032-2440, WD 1044-7

ANDERSON CHRISTOPHER JAMES/ANDERSON DEIRDRE
1679 SEMINOLE RD #4
ATLANTIC BEACH, FL 32233

2026

00-00-00-00813-000

BUILDING CHARACTERISTICS

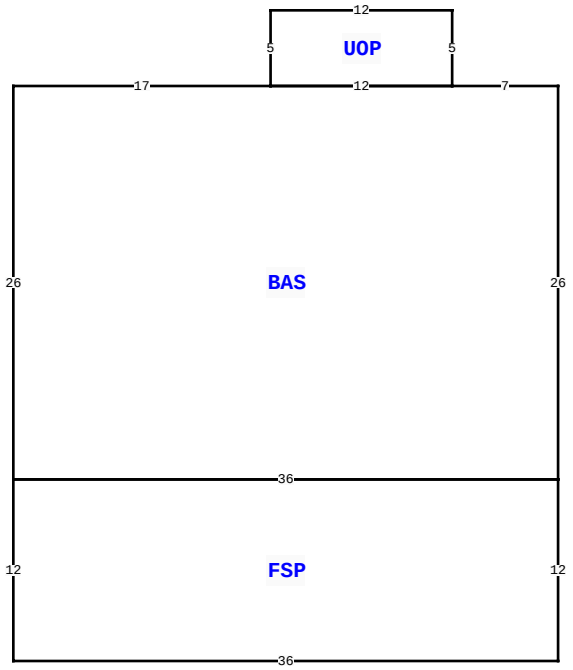
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	936	100		936	62,407
FSP	432	40		173	11,535
UOP	60	25		15	1,000
TOTALS	1,428			1,124	74,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,124	104.3100	98.05	110,208	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 0% - 0 Heated Area: 936 HX Base Yr



161 SW JULBUG GLN, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
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	74,941
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	106,641
SOH/AGL Deduction	21,537
ASSESSED VALUE	85,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,104
TOTAL JUST VALUE	106,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,948

BLDG:1:4: MH SHOULD BE ON PIERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29749	M H	703	10/31/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/1641	8/22/2018	WD	U	I	11	100
GRANTOR: DEIRDRE ANDERSON						
GRANTEE: CHRISTOPHER JAMES &						
1044/0779	4/15/2005	WD	Q	V		14,900
GRANTOR: JON & RACHAEL L ASHEN						
GRANTEE: DEIRDRE ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S26 FSP= S12 E36 N12 W36$ E36 N26 W7 UOP= N5 W12 S5 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/25/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/17/2026 BY SYS