LOT 11 UNIT 12 THREE RIVERS ESTA
786-1573, 797-2041, 809-2442, DC

JOHNSON CHARLES HUGH
312 SW CALIFORNIA TER
FORT WHITE, FL 32038

2027

00-00-00-00865-011

BUILDING CHARACTERISTICS

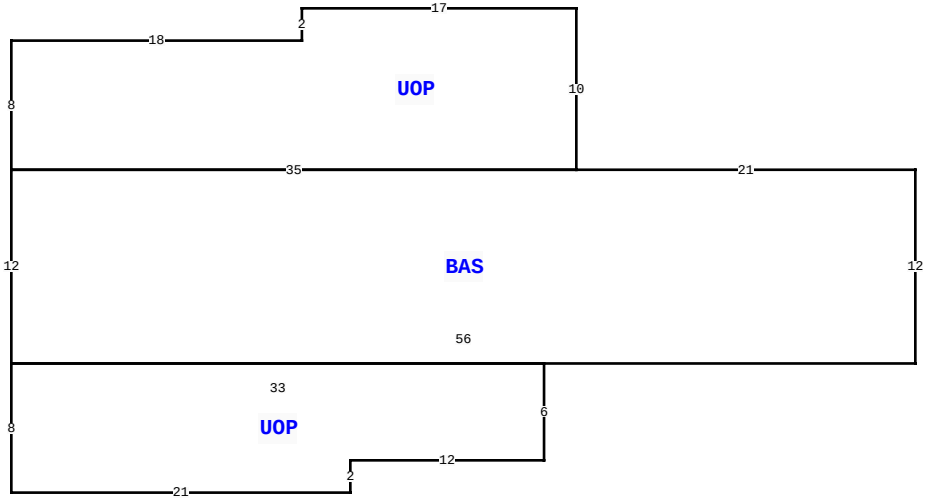
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.12	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	7,266
UOP	240	25		60	649
UOP	314	25		78	843
TOTALS	1,226			810	8,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	810	49.1400	27.03	21,894	1970	1970	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2021 Heated Area: 672 HX Base Yr 2021



312 SW CALIFORNIA TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2019	2019	3	100	540	
3	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	8,758
TOTAL MARKET OB/XF VALUE	8,140
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	40,898
SOH/AGL Deduction	18,313
ASSESSED VALUE	22,585
TOTAL EXEMPTION VALUE	HX HB 22,585
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	40,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37005	RECONNECT	75	07/23/2018
12451	M H	125	04/25/1997
10023	RECONNECT	50	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/390	12/23/2024	LE	U	I	14	100
GRANTOR: JOHNSON CHARLES HUGH						
GRANTEE: JOHNSON CHARLES HUG						
1529/2361	12/16/2024	QC	U	I	11	100
GRANTOR: MCINTOSH NIKKI						
GRANTEE: JOHNSON CHARLES HUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N10 W17 S2 W18 S8 E35$ W35 S12 UOP= S8 E21 N2 E12 N6 W33$ E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,140

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 11/25/2019 BY HC Total Acres: 0.94 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2026 BY SYS