

LOT 48 UNIT 12 THREE RIVERS ESTA
821-2287, 874-1652, WD 1495-569

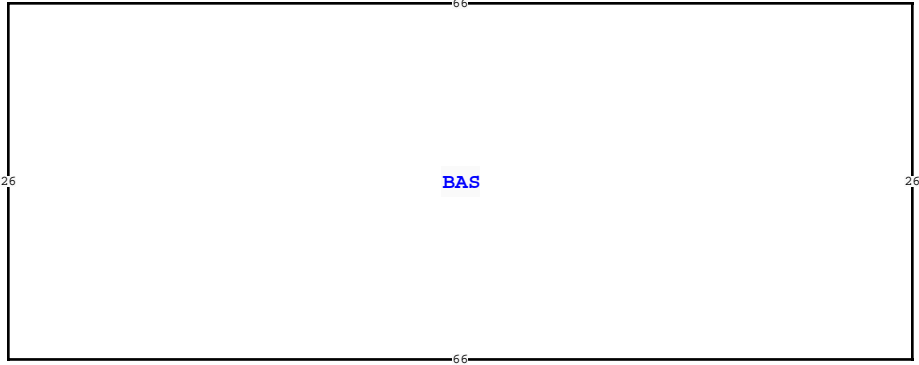
PONCE JORGE EUGENIO
611 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00865-048

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12 1.00/		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 1999									
Heated Area: 1716						HX Base Yr 1999						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	106,819
TOTALS	1,716			1,716	106,819

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1999	1999	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

EXTRA FEATURES		TOTALS	
BLD DATE		LGL DATE	04/14/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

611 SW MANATEE TER, FORT WHITE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			106,819
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			139,019
SOH/AGL Deduction			85,026
ASSESSED VALUE			53,993
TOTAL EXEMPTION VALUE	HX HB	28,993	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			139,019
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049122	Roof Replacement	12,700	01/30/2024
14862	M H	125	12/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/569	7/21/2023	WD	U	I	11	100

GRANTOR: PONCE KATHLEEN M
GRANTEE: PONCE JORGE EUGENIO
0821/2287 5/08/1996 WD U V 09 6,000
GRANTOR: THREE RIVERS ESTATES
GRANTEE: JORGE PONCE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S26 E66 N26\$.	

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