

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

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	100000.12	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	104,601
TOTALS	1,716			1,716	104,601

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

COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		104,601		
TOTAL MARKET OB/XF VALUE		8,200		
TOTAL LAND VALUE - MARKET		24,000		
TOTAL MARKET VALUE		136,801		
SOH/AGL Deduction		82,808		
ASSESSED VALUE		53,993		
TOTAL EXEMPTION VALUE		28,993		
BASE TAXABLE VALUE		25,000		
TOTAL JUST VALUE		136,801		
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 / 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\$.				

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	1,200.00	100	1999	1999	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,200																	

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							