

LOT 65 UNIT 12 THREE RIVERS ESTA
618-460, 772-302, 772-1858-1861,

M.E.S. REVOCABLE LIVING TRUST DATED MARCH 16, 2026
202 9TH AVENUE
WELLBORN, FL 32094

2026

00-00-00-00865-065
00-00-00-00865-065

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	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/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,566	100	2023
TOTALS	1,566		1,566
			44,161

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2023								
				Heated Area: 1566			HX Base Yr				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				44,161	
TOTAL MARKET OB/XF VALUE				7,400	
TOTAL LAND VALUE - MARKET				24,000	
TOTAL MARKET VALUE				75,561	
SOH/AGL Deduction				6,747	
ASSESSED VALUE				68,814	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				68,814	
TOTAL JUST VALUE				75,561	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				69,561	
SALE:1:1: LOT 65 THREE RIVERS UNIT 12					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1994	3/16/2026	WD	U	I	11	100
GRANTOR: SAPP MARY ELIZABETH						
GRANTEE: M.E.S. REVOCABLE LI						
1414/2311	7/01/2020	WD	Q	V	01	13,500
GRANTOR: MICHAEL & DARCY CARTW						
GRANTEE: MARY ELIZABETH SAPP						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=15,16] E58 S27 W58 N27 \$			

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							