

LOTS 69 & 70 UNIT 12 THREE RIVER  
749-1668, PB 1003-1021, PR 1006-

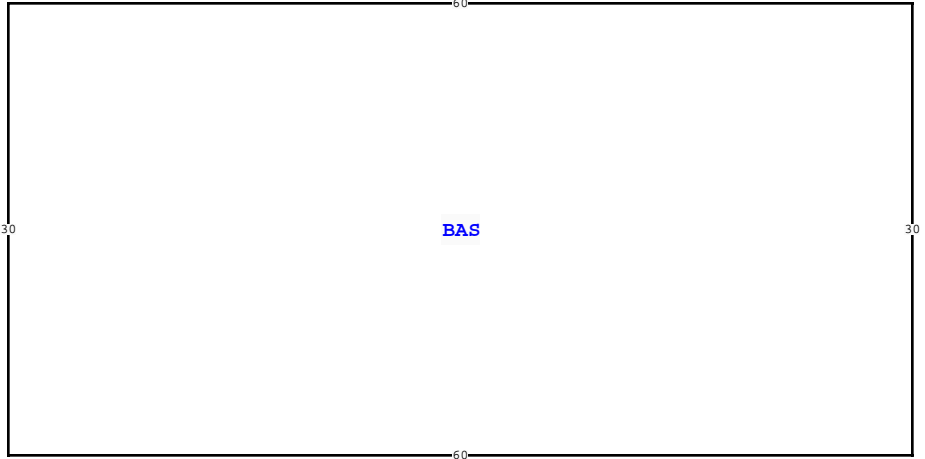
GENDREAU MICHAEL J  
756 SW PLEASANT TERR  
FORT WHITE, FL 32038

**2026**

00-00-00-00865-069

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	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	1,800	100	
TOTALS	1,800		1,800

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	100% - 2022		198,180	2020	2020	0	0	9.00	91.00	Heated Area: 1800 HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE				180,344
TOTAL MARKET OB/XF VALUE				7,100
TOTAL LAND VALUE - MARKET				28,800
TOTAL MARKET VALUE				216,244
SOH/AGL Deduction				48,648
ASSESSED VALUE				167,596
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				116,185
TOTAL JUST VALUE				216,244
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				216,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40178	M H	0	07/20/2020
27036	TR/TRAILER	139	05/21/2008
26091	TR/TRAILER	50	08/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/2408	5/18/2007	WD	U	V	08	22,500
GRANTOR: CHARLES D & DONNA H H						
GRANTEE: MICHAEL J GENDREAU						
1102/1557	11/20/2006	QC	Q	V	01	10,000
GRANTOR: BRYN J ANCEL						
GRANTEE: CHARLES D & DONNA H						

EXTRA FEATURES		756 SW PLEASANT TER, FORT WHITE															
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	0296	SHED METAL	0	100	0	0		1.00	UT	400.00	400.00	25	0	3	25	100	
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100		3	100	7,000	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S30 E60 N30\$.													

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	2.00	LT		1.00	1.00	0.60	24,000.00	14,400.00	28,800							