LOTS 16 & 17 UNIT 12 THREE RIVER

NANCE RONALD EUGENE/NANCE SUSAN MAY
188 SW OHIO PL
FORT WHITE, FL 32038

2027

00-00-00-00873-000

BUILDING CHARACTERISTICS

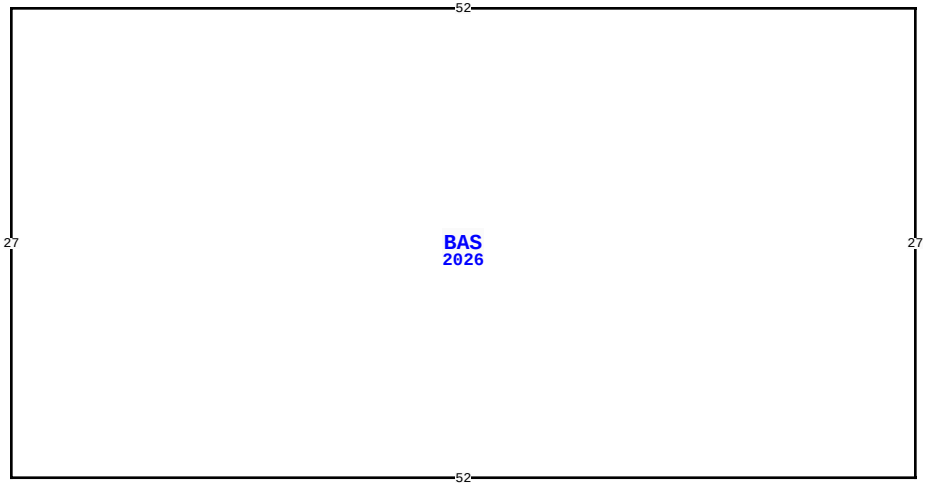
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2026	1,404	149,260
TOTALS	1,404			1,404	149,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.0000	108.48	152,306	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1404 HX Base Yr



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,260
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	208,060
SOH/AGL Deduction	0
ASSESSED VALUE	208,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,060
TOTAL JUST VALUE	208,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052096	Mobile Home		01/16/2025
000051739	Right-of-Way Acce		12/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1048	11/16/2024	WD	U	I	11	100
GRANTOR: NANCE SUSAN MAY						
GRANTEE: NANCE RONALD EUGENE						
1482/712	12/27/2022	QC	U	I	11	100
GRANTOR: NANCE RONALD E						
GRANTEE: NANCE SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,10] E52 S27 W52 N27 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	3,800.00	3,800.00	100	2022	2021		100	3,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/02/2025 BY randall Total Acres: 1.82 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/20/2026 BY SYS