LOT 78 UNIT 12 THREE RIVER ESTAT
454-33, 743-2125, 896-1421, 896-

HIZER LINDA DIANA
P O BOX 876
FORT WHITE, FL 32038-0876

2027

00-00-00-00893-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

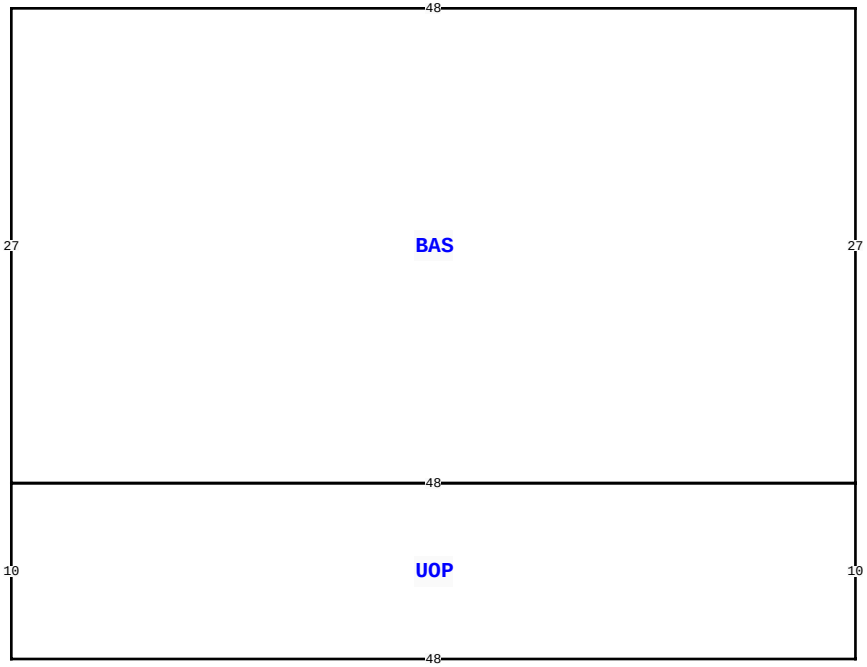
NEIGHBORHOOD/LOC 100000.12 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	78,158
UOP	480	25		120	7,237
TOTALS	1,776			1,416	85,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,416	117.9000	109.65	155,264	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1296 HX Base Yr 2004



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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,395
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		119,795
SOH/AGL Deduction		59,470
ASSESSED VALUE		60,325
TOTAL EXEMPTION VALUE	HX HB	35,325
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20270	M H	125	12/26/2002
16995	PUMP/UTPOL	30	05/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0896/1422	1/28/2000	WD	Q	V		6,500

GRANTOR: BRUCE WALL

GRANTEE: L HIZER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 UOP= S10 E48 N10 W48$ E48 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	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,100	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/03/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2026 BY SYS