LOT 60 UNIT 14 THREE RIVERS ESTA

WD 1023-1535, WD 1032-783, WD 14

CRAWFORD CHARLES E/CRAWFORD MARY K
197 SW CALIFORNIA TERRACE
FORT WHITE, GA 32038

2026

00-00-00-00926-000

BUILDING CHARACTERISTICS

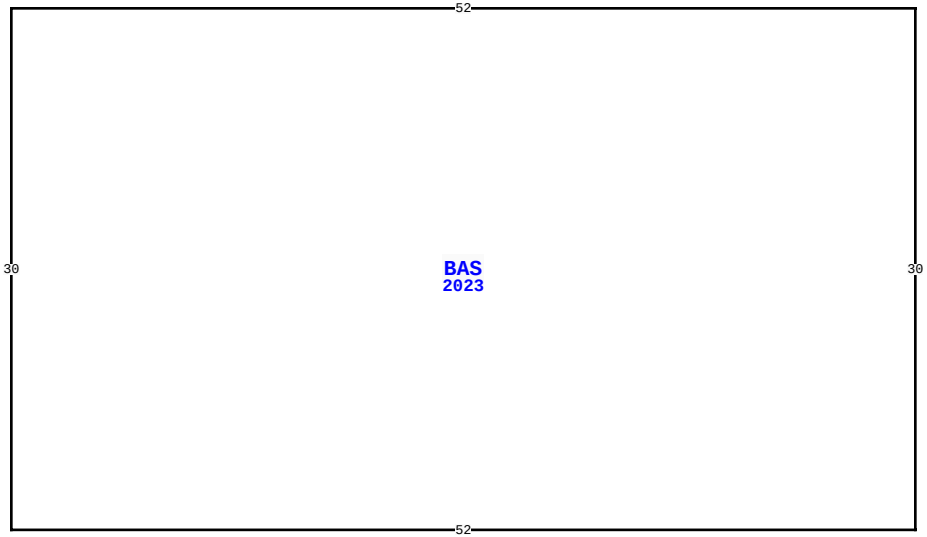
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	100000.14	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2023	1,560	159,733
TOTALS	1,560			1,560	159,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	113.5000	110.10	171,756	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2026 Heated Area: 1560 HX Base Yr 2026



197 SW CALIFORNIA TER, FORT WHITE

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

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0040	BARN,POLE	0	100	30	40	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,733
TOTAL MARKET OB/XF VALUE		14,500
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		198,233
SOH/AGL Deduction		0
ASSESSED VALUE		198,233
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		141,822
TOTAL JUST VALUE		198,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052012	Generator	0	01/07/2025
000050722	Storage Building	8,000	09/03/2024
000050116	Right-of-Way Acce		06/14/2024
000043171	Mobile Home		11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1643	7/29/2021	WD	Q	V	01	16,500
GRANTOR: PEREZ PAMELA G						
GRANTEE: CRAWFORD CHARLES E						
1032/0783	12/01/2004	WD	Q	V		7,000
GRANTOR: STEPHEN & REBECCA JOE						
GRANTEE: PAMELA G PEREZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,13] E52 S30 W52 N30 $

.

LAND DESCRIPTION

TOTAL OB/XF 14,500

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		A-1	81.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 04/22/2025 BY justin Total Acres: 0.88 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/11/2026 BY SYS