LOT 61 UNIT 14 THREE RIVERS ESTA
WD 1077-2777, WD 1582-867

NICHOL RODNEY A/NICHOL DENISE L
PO BOX 116
FLORAL CITY, FL 34436

2027

00-00-00-00927-000

BUILDING CHARACTERISTICS

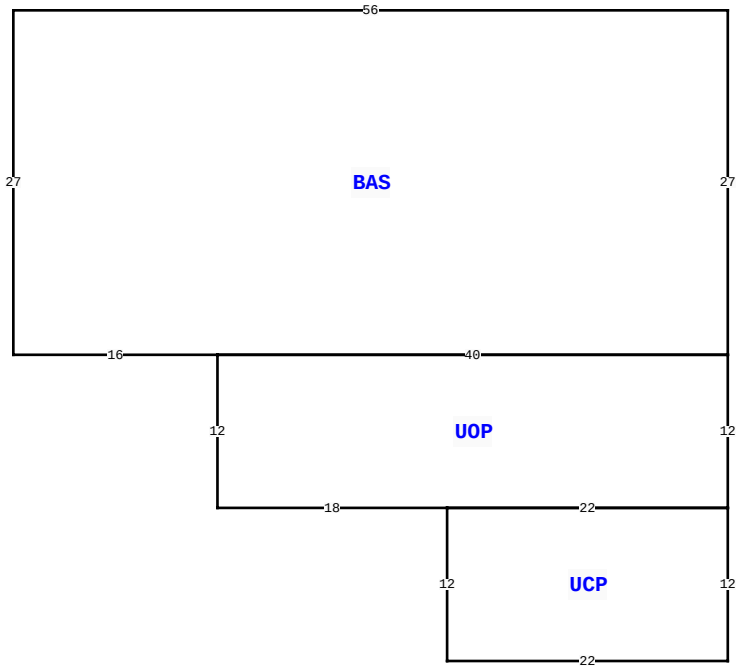
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.14	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,091
UCP	264	20		53	3,088
UOP	480	25		120	6,992
TOTALS	2,256			1,685	98,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,685	113.9000	105.93	178,492	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1512 HX Base Yr 2007



628 SW PLEASANT TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,171
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		129,571
SOH/AGL Deduction		63,320
ASSESSED VALUE		66,251
TOTAL EXEMPTION VALUE	HX HB 99	66,251
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		129,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24341	M H	434	04/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1582/867	11/13/2026	WD	Q	I	01	15,000
GRANTOR: KINARD MARGARET W						
GRANTEE: NICHOL RODNEY A						
1077/2777	3/17/2006	WD	Q	V		20,000
GRANTOR: MALCOLM E & FREDA M B						
GRANTEE: MARGARET W KINARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 UOP= S12 E18 UCP= S12 E22 N12 W22$ E22 N12 W40$ E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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		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 02/08/2016 BY DF Total Acres: 0.89 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2026 BY SYS