LOT 11 UNIT 17 THREE RIVERS ESTA
737-207, 945-659, QC 1575-1360

SAIN DAVID
30001 65TH PL A
BRANFORD, FL 32008

**2027**

**00-00-00-00939-011**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |

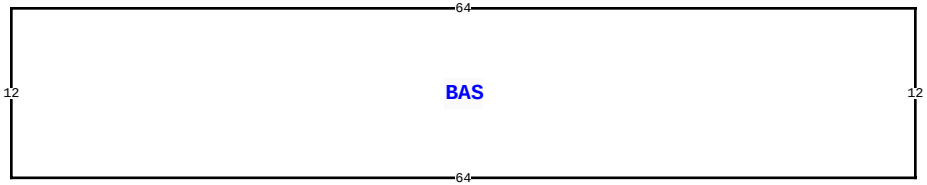
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 100000.17 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 768 | 100 | | 768 | 12,690 |
| TOTALS | 768 | | | 768 | 12,690 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 768 | 68.8500 | 41.31 | 31,726 | 1987 | 1987 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 768 HX Base Yr




996 SW CENTRAL 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 50 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 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 | 12,690 |
| TOTAL MARKET OB/XF VALUE | 7,250 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 43,940 |
| SOH/AGL Deduction | 15,535 |
| ASSESSED VALUE | 28,405 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 28,405 |
| TOTAL JUST VALUE | 43,940 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,940 |

SALE:1:1: LOT 11, THREE RIVERS
LAND:1:1: LOT 11 UNIT 17 THREE RIVERS ESTATES.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19408 | M H | 125 | 04/10/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1575/1360 | 8/07/2026 | QC | U | I | 11 | 100 |
| GRANTOR: TALBERT DONALD M JR | | | | | | |
| GRANTEE: SAIN DAVID | | | | | | |
| 0945/0659 | 1/28/2002 | QC | Q | V | 01 | 5,200 |
| GRANTOR: MICHAEL E DENHAM | | | | | | |
| GRANTEE: DONALD M TALBERT JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W64 S12 E64 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 7,250

| 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 | | A-1 | 100.00 | 400.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 01/21/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2026 BY SYS