

LOT 14 UNIT 17 THREE RIVERS ESTA
387-254, WD 1396-1205, WD 1408-9

ENGLISH MEGAN
434 SW QUARRY CIR
FORT WHITE, FL 32038

2026

00-00-00-00941-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
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
BAS	1,560	100	
TOTALS	1,560		1,560 154,150

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	0%	- 2021																				
Heated Area: 1560					HX Base Yr																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2026	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	154,150			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	24,000			
TOTAL MARKET VALUE	185,150			
SOH/AGL Deduction	15,397			
ASSESSED VALUE	169,753			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	169,753			
TOTAL JUST VALUE	185,150			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	189,317			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39623	M H	0	04/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0902	3/11/2020	WD Q	V	03		8,300
GRANTOR: WIDEMAN INVESTMENTS L						
GRANTEE: MEGAN ENGLISH						
1396/1205	9/30/2019	WD U	V	37		2,900
GRANTOR: JAMES A FORBUS & KENN						
GRANTEE: WIDEMAN INVESTMENTS						

EXTRA FEATURES														
L N	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	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000

BUILDING NOTES												
1060 SW CENTRAL TER, FORT WHITE												

BUILDING DIMENSIONS												
BAS= W52 S30 E52 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								