

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

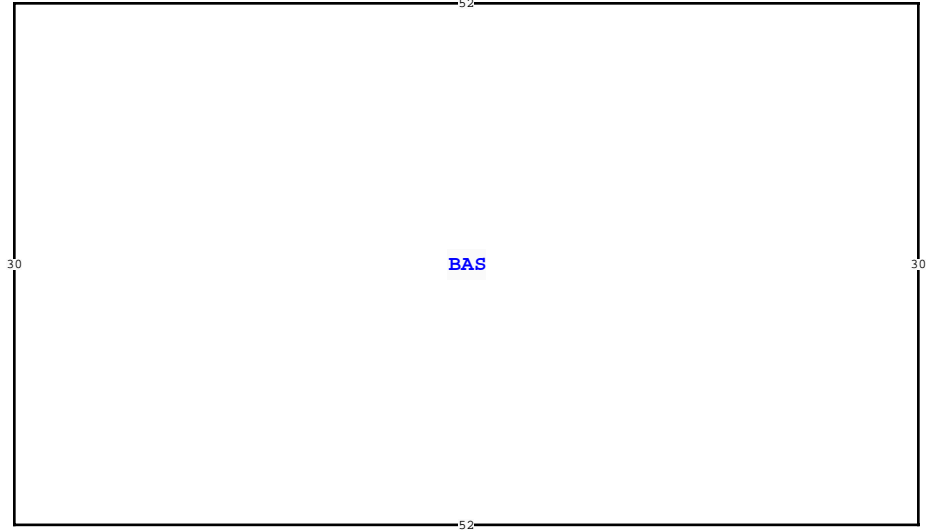
ENGLISH MEGAN
434 SW QUARRY CIR
FORT WHITE, FL 32038

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,560	114.9000	120.64	188,198	2018	2018	0	0	14.00	86.00	
1 MANUF 3 0% - 2021 Heated Area: 1560 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,850
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			192,850
SOH/AGL Deduction			23,097
ASSESSED VALUE			169,753
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,753
TOTAL JUST VALUE			192,850
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
1	9945	Well/Sept	0	0	0	0	1.00	7,000.00	7,000.00	100		3 100

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

BUILDING NOTES												
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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	DPHT 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							