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

ENGLISH MEGAN
1060 SW CENTRAL TER
FORT WHITE, FL 32038

2027

00-00-00-00941-000

BUILDING CHARACTERISTICS

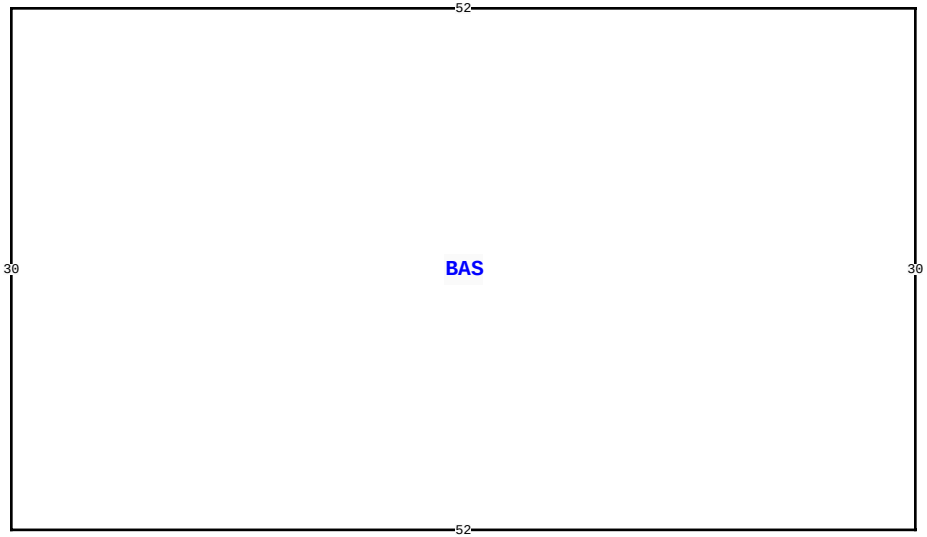
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	152,607
TOTALS	1,560			1,560	152,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,560	114.9000	113.75	177,450	2018	2018	0	0	0	14.00	86.00

1 MANUF 3 100% - 2027 Heated Area: 1560 HX Base Yr 2027



1060 SW CENTRAL 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			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,607
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		183,607
SOH/AGL Deduction		0
ASSESSED VALUE		183,607
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,196
TOTAL JUST VALUE		183,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,150

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/22/2020 BY JB Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2026 BY SYS