LOT 16 UNIT 17 THREE RIVERS ESTA
442-762, 669-475, WD 1059-1930,

DENCE WENONAH J
1092 SW CENTRAL TER
FORT WHITE, FL 32038

2027

00-00-00-00943-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

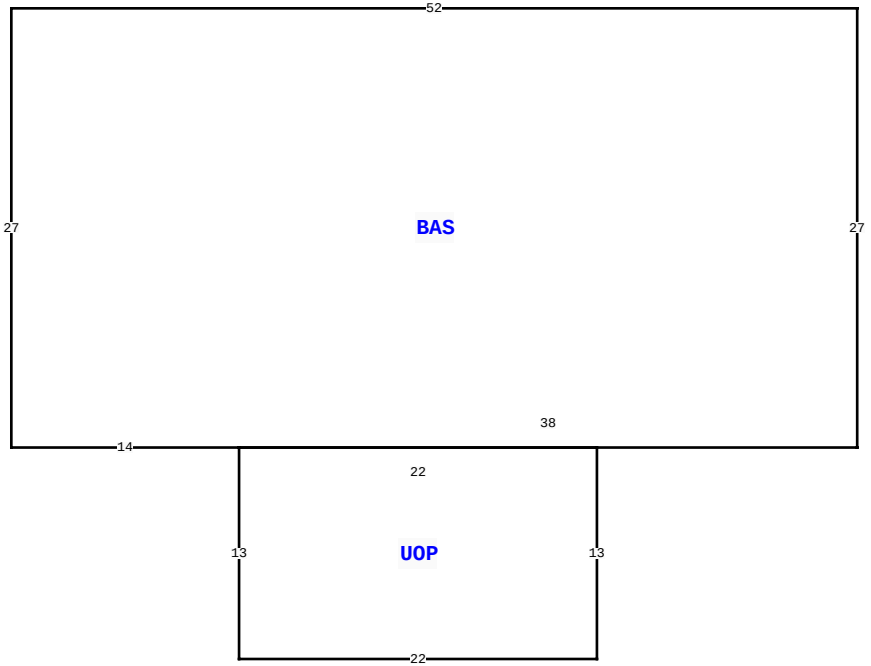
NEIGHBORHOOD/LOC 100000.17 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,672
UOP	286	25		72	4,342
TOTALS	1,690			1,476	89,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,476	117.9000	109.65	161,843	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2006



1092 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	14.00	14.00	100	2006	2006	3	100	2,240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,014
TOTAL MARKET OB/XF VALUE	10,490
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	123,504
SOH/AGL Deduction	66,035
ASSESSED VALUE	57,469
TOTAL EXEMPTION VALUE	WR HX HB 37,469
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	123,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15759	M H	125	07/09/1999
15679	M H	75	06/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2387	3/07/2024	LE	U	I	14	100
GRANTOR: DENCE WENONAH J (ENH						
GRANTEE: DENCE WENONAH J (RM						
1059/1930	9/06/2005	WD	U	V	08	6,200
GRANTOR: ROBERTS						
GRANTEE: DENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E14 UOP= S13 E22 N13 W22$ E38N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,490

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 09/12/2019 BY RP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2026 BY SYS