

LOTS 30 & 31 UNIT 17 THREE RIVER
628-244, WD 1001-1696, CT 1177-4

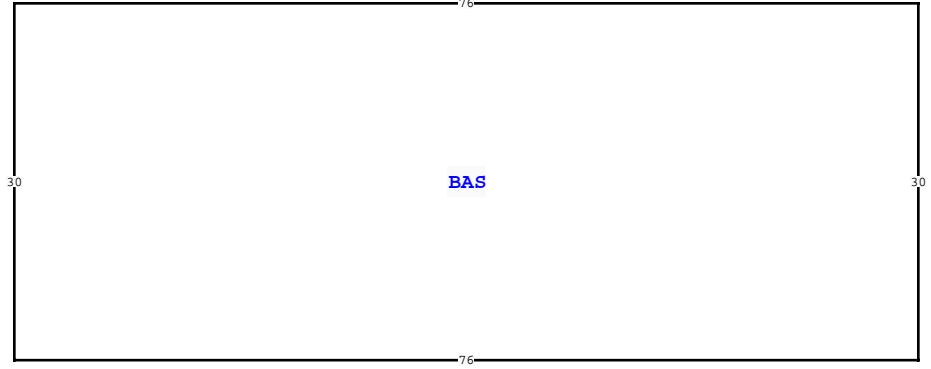
SELLERS ROBERT WAYNE
3759 286 TER
BRANFORD, FL 32008

2026

00-00-00-00952-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	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
Architectual	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,280	108.5400	65.12	148,474	2004	2004	0	0	57.00	43.00	
1 MOBILE HME 0% - 2026 Heated Area: 2280 HX Base Yr												



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	2,280	100		2,280	63,844
TOTALS	2,280			2,280	63,844

1366 SW CENTRAL TER, FORT WHITE

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

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	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	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			63,844	
TOTAL MARKET OB/XF VALUE			11,800	
TOTAL LAND VALUE - MARKET			43,200	
TOTAL MARKET VALUE			118,844	
SOH/AGL Deduction			0	
ASSESSED VALUE			118,844	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			118,844	
TOTAL JUST VALUE			118,844	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			113,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042880	Roof Replacement	11,625	10/01/2021
21617	M H	425	03/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0836	3/02/2015	LE U		I	14	100
GRANTOR: ROBERT WAYNE & LOLA I						
GRANTEE: RICHARD WAYNE & RAN						
1189/2295	2/26/2010	WD Q		I	01	90,000
GRANTOR: LIMITED ACCESS PROPER						
GRANTEE: ROBERT WAYNE & LOLA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S30 E76 N30\$.

LAND DESCRIPTION													TOTAL OB/XF													11,800				
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	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200													