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

SELLERS ROBERT WAYNE
3759 286 TER
BRANFORD, FL 32008

2027

00-00-00-00952-000

BUILDING CHARACTERISTICS

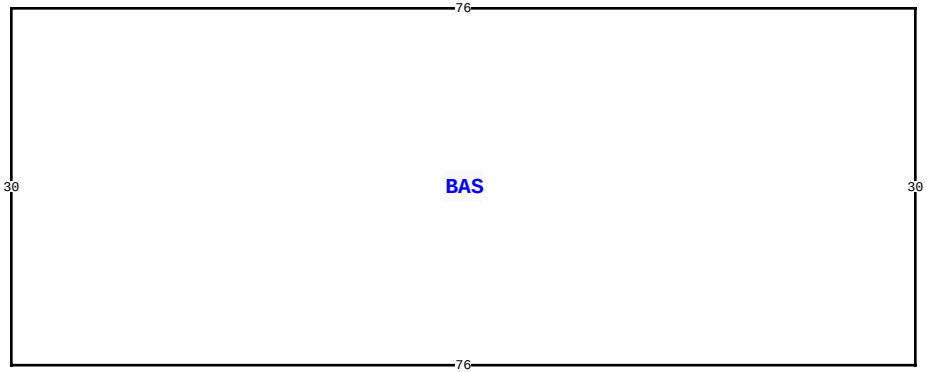
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,280	100		2,280	63,844
TOTALS	2,280			2,280	63,844

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	0	57.00	43.00

1 MOBILE HME 0% - 2026 Heated Area: 2280 HX Base Yr



1366 SW CENTRAL TER, FORT WHITE

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

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VALUATION SUMMARY

VALUATION BY	STANDARD
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	118,844

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

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	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 04/25/2022 BY JS Total Acres: 1.84 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/19/2026 BY SYS