

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
00-00-00-00952-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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	2,280	100	
TOTALS	2,280		67,040

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	68.38	155,906	2004	2004	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					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			67,040	
TOTAL MARKET OB/XF VALUE			11,800	
TOTAL LAND VALUE - MARKET			43,200	
TOTAL MARKET VALUE			122,040	
SOH/AGL Deduction			0	
ASSESSED VALUE			122,040	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			122,040	
TOTAL JUST VALUE			122,040	
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\$.	

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	
TOTAL OB/XF 11,800																	

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	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							