

LOT 106 UNIT 17 THREE RIVERS EST
PB 752-1398, TR 843-706, TR 1061

GARCIA CECILIO
7490 NE 30TH ST
HIGH SPRINGS, FL 32643

2026

00-00-00-01000-000
00-00-00-01000-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	04	04	
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	924	100	
TOTALS	924		18,779

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	924	80.6550	50.81	46,948	1985	1985	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
1307 SW NEBRASKA TER, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/30/2024 MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			18,779
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			44,979
SOH/AGL Deduction			13,794
ASSESSED VALUE			31,185
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			31,185
TOTAL JUST VALUE			44,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25578	TR/TRAILER	50	02/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/2214	6/20/2018	QC	U	I	11	100
GRANTOR: DIONY PRIEDE ORTUNO						
GRANTEE: CECILIO GARCIA						
1317/1562	6/27/2016	WD	U	I	37	32,000
GRANTOR: CECILIO GARCIA						
GRANTEE: DIONY PRIEDE ORTUNO						

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	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

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	100.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							