

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 Floo	14	CARPET	90
Interior Floo	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		17,885

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	0		44,712	1985	1985	0	0	60.00	40.00													
			Heated Area: 924			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/14/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/14/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		17,885	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		50,085	
SOH/AGL Deduction		18,900	
ASSESSED VALUE		31,185	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		31,185	
TOTAL JUST VALUE		50,085	
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	
1	0190	FPLC PF	0	0	0		1.00	UT 1,200.00	1,200.00	100	1993	1993	3 100
2	9945	Well/Sept	0	0	0		1.00	UT 7,000.00	7,000.00	100			3 100

TOTAL OB/XF												
8,200												
1307 SW NEBRASKA TER, FORT WHITE												

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	24,000.00	24,000.00	24,000								