LOT 154 UNIT 17 THREE RIVERS EST
620-631, 691-481, 529-328, 699-4

LAUREANO RUBEN/LAUREANO RUBEN ADRIAN
736 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01030-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1324 SW NEBRASKA TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	28,200
SOH/AGL Deduction	3,780
ASSESSED VALUE	24,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,420
TOTAL JUST VALUE	28,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/2437	1/04/2022	WD	Q	I	01	17,000

GRANTOR: GREULING REBA L

GRANTEE: LAUREANO RUBEN

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
3	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 04/20/2022 BY JB Total Acres: 0.91 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/17/2026 BY SYS