

LOT 14 UNIT 18 THREE RIVERS ESTA  
461-427, WD 1196-1871, WD 1207-2

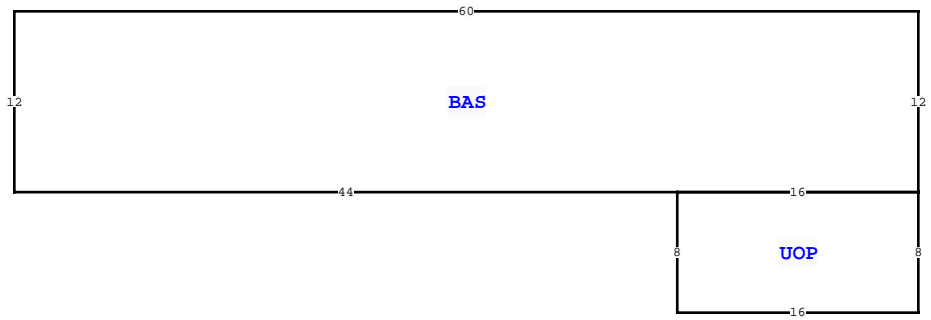
BROWN EDWARD MICHAEL  
228 SW CENTRAL TER  
FORT WHITE, FL 32038

**2026**

00-00-00-01039-002

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	1.5	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
02	02 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	100000.18	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	13,654
UOP	128	25		32	607
TOTALS	848			752	14,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	752	75.2490	47.41	35,652	1981	1985	0	0	60.00	40.00
1 MOBILE HME 100% - 2011 Heated Area: 720 HX Base Yr 2011											



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			14,261
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			51,661
SOH/AGL Deduction			33,929
ASSESSED VALUE			17,732
TOTAL EXEMPTION VALUE	HX HB		17,732
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			51,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/2441	12/31/2010	WD U	U	I	40	27,000
GRANTOR: ROBERT SUMMERS & MELV						
GRANTEE: MICHAEL EDWARD BROW						
1196/1871	6/18/2010	WD U	U	I	30	10,000
GRANTOR: DAVID D ROBERTS						
GRANTEE: ROBERT E SUMMERS &						

228 SW CENTRAL TER, FORT WHITE

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

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	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				0.00	
2	0070	CARPET UF	0	100	0	0			1.00	UT	0.00				0.00	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000.00	
TOTALS														7,400		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W60 S12 E44 UOP= S8 E16 N8 W16\$ E16 N12\$.

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	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.25	24,000.00	30,000.00	30,000							