

LOT 26 UNIT 18 THREE RIVERS ESTA
694-740, QC 1431-1667, DC 1484-2

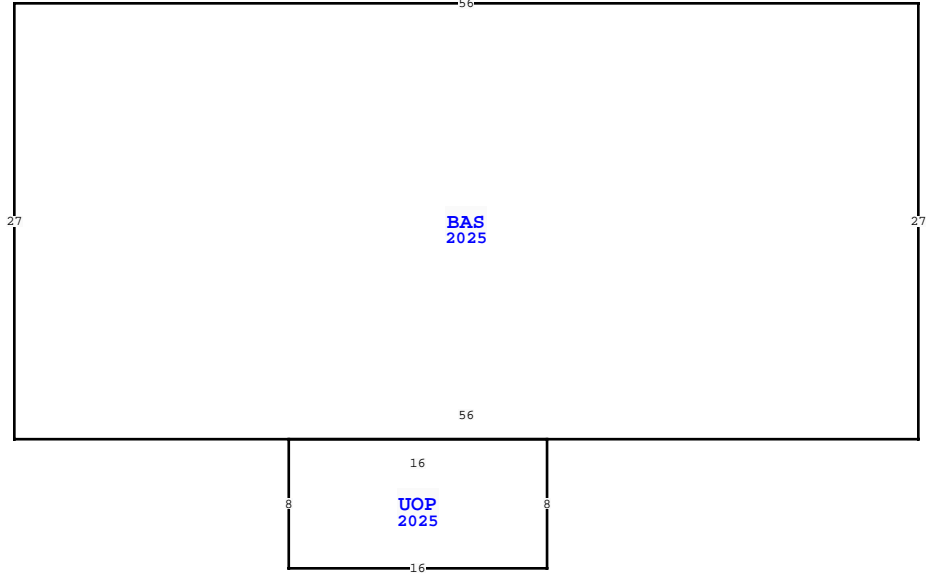
FOLDS WALLACE K/FOLDS BAMBI LEE
448 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-01048-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
UOP	128	25	2025
TOTALS	1,640		
		1,544	44,745

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%	- 2026								
				Heated Area: 1512			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	44,745		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	69,745		
SOH/AGL Deduction	0		
ASSESSED VALUE	69,745		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	69,745		
TOTAL JUST VALUE	69,745		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	67,614		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1558/332	12/01/2025	WD	Q	I	01	78,300
GRANTOR: SMITH STUART						
GRANTEE: FOLDS WALLACE K						
1484/2410	2/14/2023	WD	Q	V	01	25,000
GRANTOR: BREWER BRYAN						
GRANTEE: SMITH STUART						

EXTRA FEATURES		448 SW CENTRAL TER, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/30/2024	MLU	

BUILDING NOTES											
448 SW CENTRAL TER, FORT WHITE											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=20,9] E56 S27 W56 N27 \$											
UOP=[YR=2025;ORIG=37,36] E16 S8 W16 N8 \$											

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	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							