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

SIGRIST NATHAN JAY
448 SW CENTRAL TER
FORT WHITE, FL 32038

2027

00-00-00-01048-000

BUILDING CHARACTERISTICS

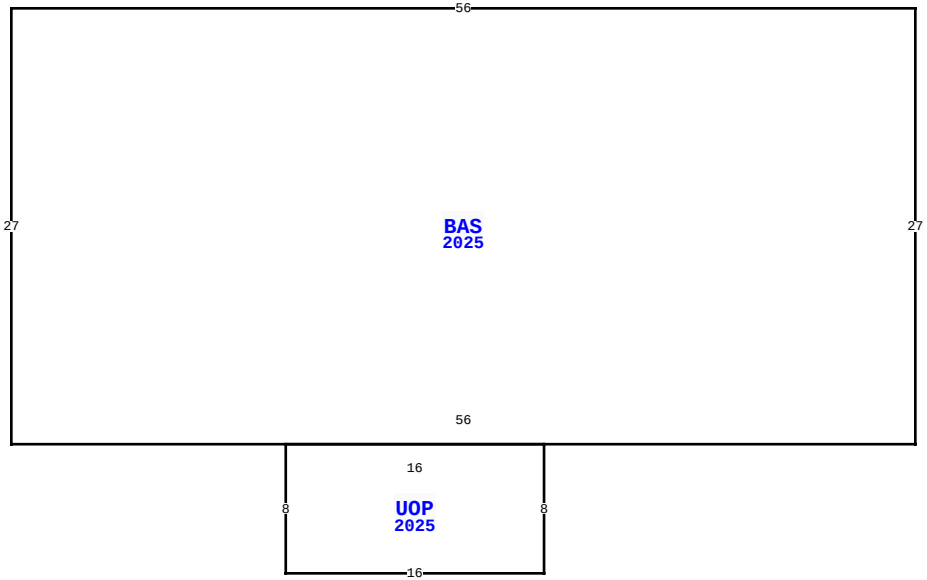
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	41,731
UOP	128	25	2025	32	883
TOTALS	1,640			1,544	42,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,544	115.0000	69.00	106,536	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1512 HX Base Yr



448 SW CENTRAL TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,614
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	73,614
SOH/AGL Deduction	0
ASSESSED VALUE	73,614
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,614
TOTAL JUST VALUE	73,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048641	Mobile Home		11/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2097	5/21/2026	WD	Q	I	01	180,000
GRANTOR: FOLDS WALLACE K						
GRANTEE: SIGRIST NATHAN JAY						
1558/332	12/01/2025	WD	Q	I	01	78,300
GRANTOR: SMITH STUART						
GRANTEE: FOLDS WALLACE K						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/03/2024 BY randall Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2026 BY SYS