LOTS 39 & 40 UNIT 18 THREE RIVER
WD 1017-173, WD 1019-2051,

BELIVEAU FRANCIS P/BELIVEAU PATSY ANN
4641 TROPICAL LANE
HOLIDAY, FL 34690

2027

00-00-00-01058-000

BUILDING CHARACTERISTICS

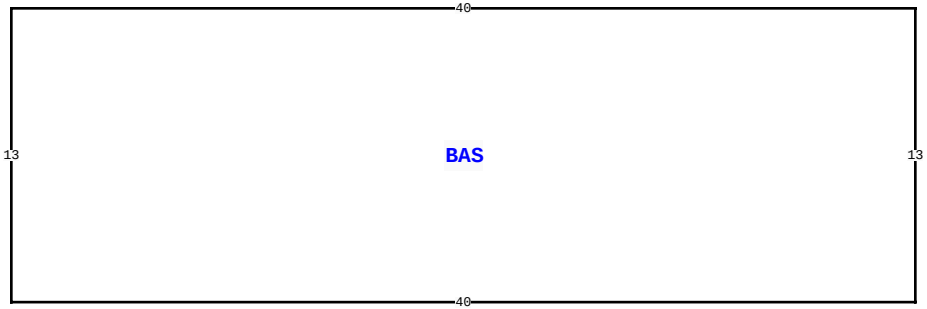
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	520	100		520	34,861
TOTALS	520			520	34,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	520	110.9000	103.14	53,633	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 0 Heated Area: 520 HX Base Yr



704 SW CENTRAL TER, FORT WHITE

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

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	0296	SHED METAL	0	0	18	25	450.00	UT	10.00	10.00	100	2010	2010	3	100	4,500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,861
TOTAL MARKET OB/XF VALUE	12,300
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	95,161
SOH/AGL Deduction	16,411
ASSESSED VALUE	78,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,750
TOTAL JUST VALUE	95,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28758	M H	395	07/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/2051	6/30/2004	WD	Q	V		13,900
GRANTOR: SUSAN BYNUM						
GRANTEE: FRANCIS P & PATSY A						
1017/0173	5/28/2004	WD	U	V	08	7,500
GRANTOR: MICHAEL S SARES						
GRANTEE: SUSAN BYNUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S13 E40 N13$.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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	200.00	400.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 12/11/2015 BY DF Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/19/2026 BY SYS