

LOTS 85 & 86 UNIT 18 THREE RIVER
380-66, 755-29, 771-1856, 974-11

RUSIN MYLES III/RUSIN KMBERLY
288 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-01086-000
00-00-00-01086-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	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	1,836	100	
TOTALS	1,836		50,189

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%	2021								
				Heated Area: 1836			HX Base Yr				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,189
TOTAL MARKET OB/XF VALUE			5,800
TOTAL LAND VALUE - MARKET			38,880
TOTAL MARKET VALUE			94,869
SOH/AGL Deduction			23,756
ASSESSED VALUE			71,113
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			71,113
TOTAL JUST VALUE			94,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1840	4/30/2026	QC	U	I	11	100
GRANTOR: HOUSTON COLE EVERETT						
GRANTEE: RUSIN MYLES III						
1419/0019	9/04/2020	QC	U	I	11	100
GRANTOR: DANIEL RAY HOUSTON						
GRANTEE: COLE EVERETT HOUSTO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100

TOTAL OB/XF											
5,800											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/14/2026	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W68 S27 E68 N27\$.											

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	200.00	400.00	2.00	LT		1.00	1.00	0.81	24,000.00	19,440.00	38,880							