

LOT 99 UNIT 18 THREE RIVERS ESTA
655-93, DC 821-2389, WD 821-2387

PACARIEM JODIE KAY
P O BOX 125
FORT WHITE, FL 32038

2026

00-00-00-01095-001
00-00-00-01095-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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	896	100	
TOTALS	896		26,622

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOBILE HME	0%	- 2021									
				Heated Area:	896			HX Base Yr				

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BAS

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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		26,622	
TOTAL MARKET OB/XF VALUE		7,984	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		52,606	
SOH/AGL Deduction		10,197	
ASSESSED VALUE		42,409	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		42,409	
TOTAL JUST VALUE		52,606	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1779	1/30/2023	LE	U	I	14	100
GRANTOR: PACARIEM JODIE KAY						
GRANTEE: PACARIEM JODIE KAY						
1420/2295	9/30/2020	WD	U	I	30	100
GRANTOR: JODIE KAY HUDSON NKA						
GRANTEE: JODIE K & MICHAEL F						

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
1	0060	CARPORT F	0	0	16	24	384.00	UT	1.00	100	1993	1993
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2015	2015
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100		

TOTAL OB/XF												
7,984												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/30/2024			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S16 E56 N16\$.												

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	0102	C	SFR/MH	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000								