LOT 113 UNIT 18 THREE RIVERS EST
650-484, 880-2605, 954-50, 1000-

EVANS DAVID M
PO BOX 5856
SPRING HILL, FL 34613

2027

00-00-00-01105-000

BUILDING CHARACTERISTICS

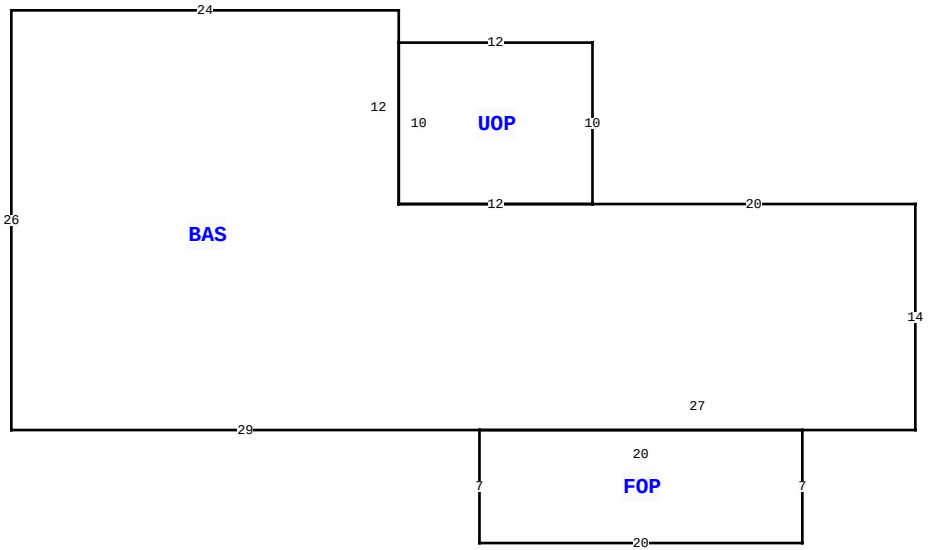
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,072	100		1,072	42,616
FOP	140	35		49	1,948
UOP	120	25		30	1,192
TOTALS	1,332			1,151	45,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,151	77.7195	72.28	83,194	1989	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1072 HX Base Yr



809 SW NEBRASKA 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
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	45,757
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	77,557
SOH/AGL Deduction	24,639
ASSESSED VALUE	52,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,918
TOTAL JUST VALUE	77,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16166	M H	125	10/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/1761	4/28/2006	WD	Q	I		60,000
GRANTOR: REBECCA ROBBINS & BET						
GRANTEE: DAVID M EVANS						
1000/0804	11/12/2003	WD	Q	I		23,000
GRANTOR: GEORGIA S RATLIFF						
GRANTEE: REBECCA ROBBINS & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W12 S10 E12$ W12 N12 W24 S26 E29 FOP= S7 E20 N7 W20 $ E27 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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 12/16/2015 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS