

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

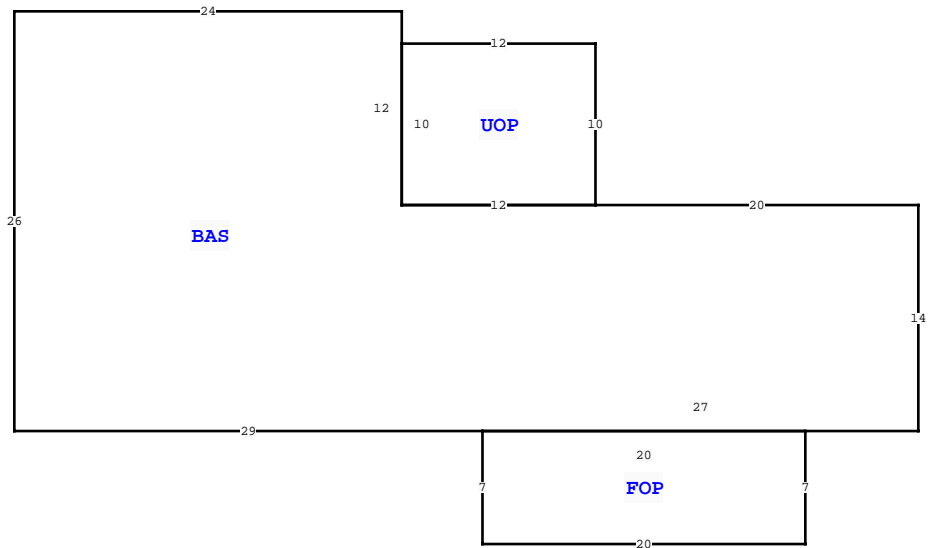
EVANS DAVID M
10294 DOTTED WREN AVE
WEEKI WACHEE, FL 34613

2026

00-00-00-01105-000
00-00-00-01105-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	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		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectural	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
BAS	1,072	100	
FOP	140	35	
UOP	120	25	
TOTALS	1,332		

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	73.06	84,092	1989	1995	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 1072 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			46,251
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			78,051
SOH/AGL Deduction			29,944
ASSESSED VALUE			48,107
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			48,107
TOTAL JUST VALUE			78,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,051

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2006
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF												
809 SW NEBRASKA TER, FORT WHITE												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTAL OB/XF 7,800												

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00