

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

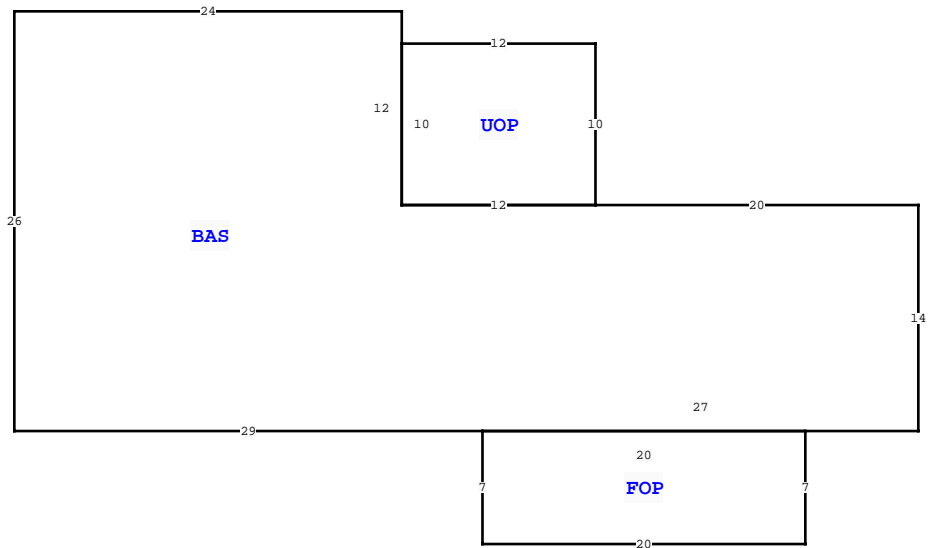
EVANS DAVID M  
10294 DOTTED WREN AVE  
WEEKI WACHEE, FL 34613

**2026**

00-00-00-01105-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS					
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				
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	43,990
FOP	140	35		49	2,011
UOP	120	25		30	1,231
TOTALS	1,332			1,151	47,232

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	74.61	85,876	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 BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,232	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		73,032	
SOH/AGL Deduction		24,925	
ASSESSED VALUE		48,107	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		48,107	
TOTAL JUST VALUE		73,032	
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	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	

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/16/2015 BY DF																									
Total Acres: 0.92										Total Land Value: 18,000					Market: 0			Agricultural: 0			Common: 18,000			PRINTED 04/10/2026 BY SYS	