

LOT 151 UNIT 18 THREE RIVERS EST
627-287, 805-1083, 822-738, 830-

WRIGHT BRUCE R/WRIGHT STACEY E
888 BRICKELL KEY DRIVE #605
MIAMI, FL 33131

2026

00-00-00-01130-000
00-00-00-01130-000

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	110,147
TOTALS	1,800			1,800	110,147

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0% - 0									
			Heated Area: 1800			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	110,147		
TOTAL MARKET OB/XF VALUE	23,826		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	157,973		
SOH/AGL Deduction	24,078		
ASSESSED VALUE	133,895		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	133,895		
TOTAL JUST VALUE	157,973		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	149,686		
XFOB: 2:1: STAR MH			
BLDG: 1:1: STAR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32921	STORAGE	260	04/28/2015
31390	MAINT/ALTR	40	08/23/2013
19337	M H	125	03/20/2002
18856	TR/TRAILER	75	10/18/2001
14212	PUMP/UTPOL	30	06/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/2286	4/24/2006	WD Q	I			85,000
GRANTOR: ROBERT R & EDNA M FLY						
GRANTEE: BRUCE R & STACEY E						
1045/1270	5/02/2005	WD Q	I			79,000
GRANTOR: WILLIAM & MAVIS CASTE						
GRANTEE: ROBERT R & EDNA M 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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPORT UF	0	0 18 25	450.00	UT	3.00	3.00	100	2002	2002	3	100	1,350	
2	0294	SHED WOOD/	0	0 8 10	80.00	UT	14.00	14.00	100	2006	2006	3	100	1,120	
3	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN, MT	0	0 30 36	1,080.00	UT	9.00	9.00	100	2015	2015	3	100	9,720	
5	0166	CONC, PAVMT	0	0 0 0	2,318.00	UT	2.00	2.00	100	2015	2015	3	100	4,636	

TOTAL OB/XF												
23,826												
498 SW NEBRASKA TER, FORT WHITE												
BLD DATE		LGL DATE		04/14/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S30 E60 N30\$.												

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	% 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							