LOT 169 UNIT 18 THREE RIVERS EST
TD 1050-1898, WD 1140-1863,

WIRTH COLLEEN
819 SW MONTANA ST
FORT WHITE, FL 32038-6673

2027

00-00-00-01144-000

BUILDING CHARACTERISTICS

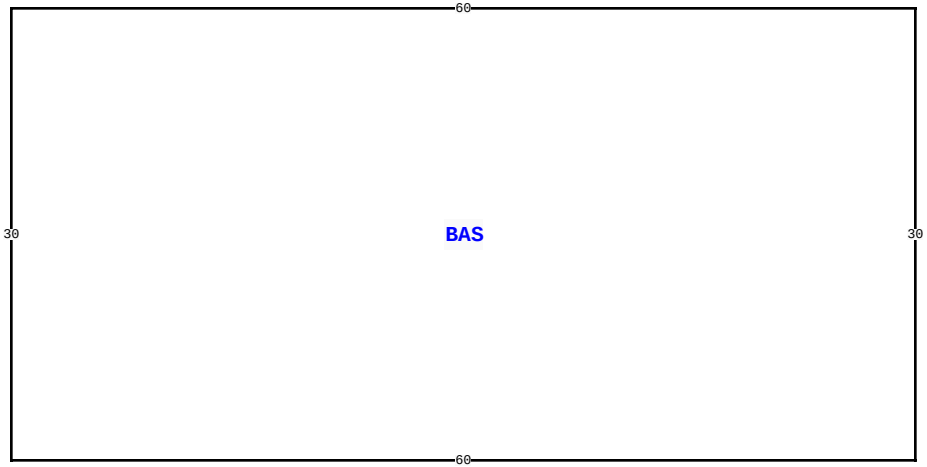
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	05	SAWTOOTH 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	111,562
TOTALS	1,800			1,800	111,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	114.9000	106.86	192,348	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2009 Heated Area: 1800 HX Base Yr 2009



819 SW MONTANA ST, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,562
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		143,762
SOH/AGL Deduction		71,495
ASSESSED VALUE		72,267
TOTAL EXEMPTION VALUE	HX HB	47,267
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27000	M H	541	05/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/1863	1/11/2008	WD	Q	V		30,000
GRANTOR: JOHN WINDHAM & LESLIE						
GRANTEE: COLLEEN WIRTH						
1050/1898	6/30/2005	TD	Q	V	01	12,800
GRANTOR: CLERK OF COURT						
GRANTEE: WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100		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 01/21/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS