

LOT 176 UNIT 18 THREE RIVERS EST
PB 1385-1241, WD 1480-2320, WD 1

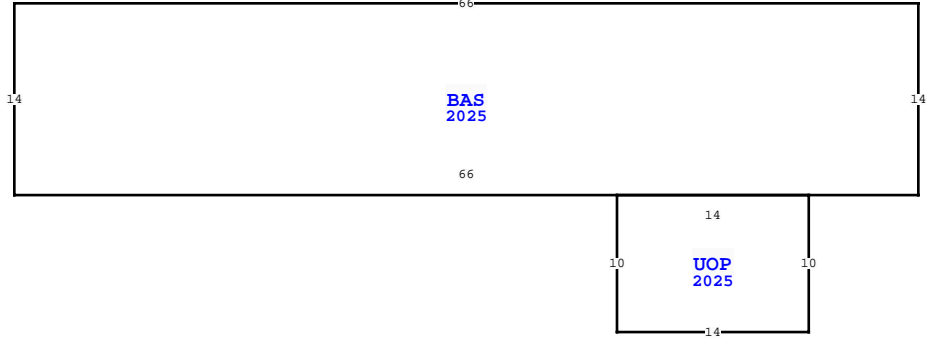
ZAVALA ERIK SHAWIN
383 SW DELAWARE WAY
FORT WHITE, FL 32038

2026

00-00-00-01150-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026	Heated Area: 924		HX Base Yr						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	65,930
UOP	140	25	2025	35	2,497
TOTALS	1,064			959	68,427

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 3												Tax Dist:	
BUILDING MARKET VALUE												68,427	
TOTAL MARKET OB/XF VALUE												9,350	
TOTAL LAND VALUE - MARKET												24,000	
TOTAL MARKET VALUE												101,777	
SOH/AGL Deduction												0	
ASSESSED VALUE												101,777	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												101,777	
TOTAL JUST VALUE												101,777	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												70,754	

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	10	12	120.00	UT	5.00	5.00	100	2004	2004	3	100	600	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.00	5.00	100	2025	2024		100	600	

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	24,000.00	24,000.00	24,000							

BLD DATE														LGL DATE									
XF DATE														LAND DATE									
INC DATE														AG DATE									
														04/14/2026 MLU									

SALES DATA													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1542/966	5/30/2025	WD	Q	I	01	139,000							
GRANTOR: DAY JOHN A													
GRANTEE: ZAVALA ERIK SHAWIN													
1480/2320	12/09/2022	WD	U	I	11	100							
GRANTOR: DAY KAY MABRY													
GRANTEE: DAY JOHN A													

REVIEW DATE 07/08/2025 BY TP

Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0

Common: 24,000 PRINTED 06/19/2026 BY SYS