

LOT 178 UNIT 18 THREE RIVERS EST
690-310, 953-602, QC 1137-1401,

KEENEY BARBARA J
1810 4TH ST
NEPTUNE BEACH, FL 32266

2026

00-00-00-01152-000
00-00-00-01152-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 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
BAS	2,280	100	
TOTALS	2,280		2,280 146,561

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,280	117.9000	110.83	252,692	2008	2008	0	0	42.00	58.00	
2 MANUF		1	0% - 0	Heated Area: 2280				HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>												
345 SW DELAWARE WAY, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,561
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			178,761
SOH/AGL Deduction			16,148
ASSESSED VALUE			162,613
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,613
TOTAL JUST VALUE			178,761
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26521	M H	275	12/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1173/0130	5/13/2009	QC	U	I	11	100
GRANTOR: BRIAN & WANDA JONES &						
GRANTEE: BARBARA J KEENEY						
1137/1401	12/04/2007	QC	Q	I	01	100
GRANTOR: BRIAN & WANDA JONES						
GRANTEE: BRIAN & WANDA JONES						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S30 E76 N30\$.									

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							