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

KEENEY CHRISTIAN AMES/WILSON KEVIN
305 SW DELAWARE WAY
FORT WHITE, FL 32038

2027

00-00-00-01152-000

BUILDING CHARACTERISTICS

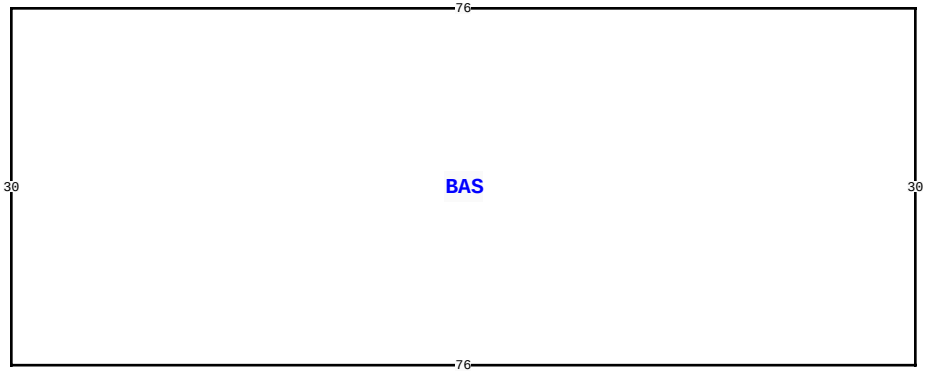
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,280	100		2,280	145,001
TOTALS	2,280			2,280	145,001

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	109.65	250,002	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr



345 SW DELAWARE WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,001
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	177,201
SOH/AGL Deduction	0
ASSESSED VALUE	177,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,201
TOTAL JUST VALUE	177,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,761

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
1578/2066	8/06/2026	LE	U	I	14	100
GRANTOR: KEENEY CHRISTIAN AMES						
GRANTEE: KEENEY NATHAN (RMDR						
1578/2060	8/06/2026	PR	U	I	11	100
GRANTOR: KEENEY CHRISTIAN AMES						
GRANTEE: KEENEY CHRISTIAN AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	0		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 01/11/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS