

(ADVERSE POSSESSION 2024) LOT 18
THREE RIVERS ESTATES UNIT 18.
732-481, 808-787, 1013-2556, WD

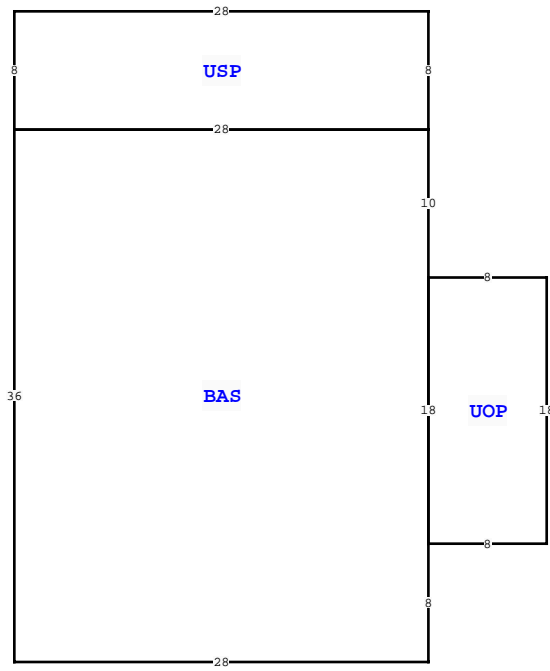
PHILLIPS JON
193 SW DELEWARE WAY
FORT WHITE, FL 32038

2026

00-00-00-01158-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual Units	01	CONV 100 0 100	
Quality	03	03	
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	1,008	100	
UOP	144	25	
USP	224	35	
TOTALS	1,376		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,122	95.2200	57.13	64,100	1982	1982	0	0	60.00	40.00		
2 MOBILE HME 0% - 0 Heated Area: 1008 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			25,640
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			57,640
SOH/AGL Deduction			21,484
ASSESSED VALUE			36,156
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			36,156
TOTAL JUST VALUE			57,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25664	M H	431	03/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1024/0846	8/12/2004	WD	Q	V		15,900
GRANTOR: EVERSOLE						
GRANTEE: JON PHILLIPS						
1013/2256	4/28/2004	QC	Q	I	01	100
GRANTOR: ELMER R EVERSOLE						
GRANTEE: CHRISTOPHER R EVERS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	10	14	1.00	UT	0.00	0.00
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF														8,000										
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N10 USP= N8 W28 S8 E28\$ W28 S36 E28 N8 UOP= E8 N18 W8 S18\$ N18\$.	