(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

2027

00-00-00-01158-001

BUILDING CHARACTERISTICS

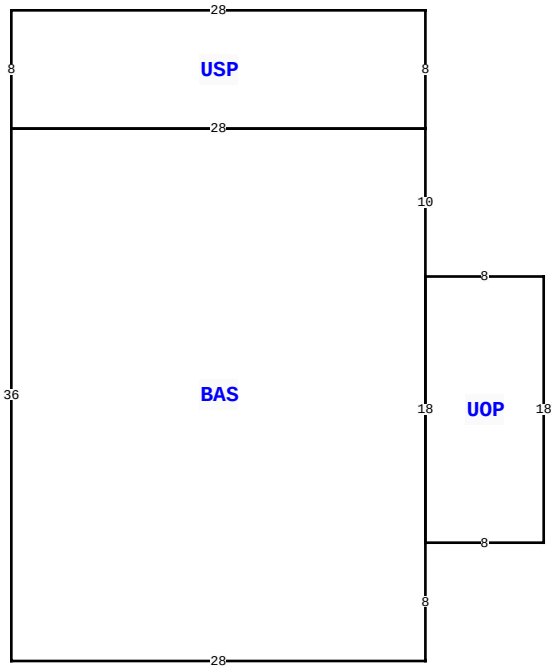
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	23,035
UOP	144	25		36	823
USP	224	35		78	1,782
TOTALS	1,376			1,122	25,640

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	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1008 HX Base Yr



193 SW DELAWARE WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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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	17,868
ASSESSED VALUE	39,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,772
TOTAL JUST VALUE	57,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,640

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0294	SHED WOOD/	0	0	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/12/2016 BY DF Total Acres: 1.23 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS