LOTS 13 & 14 THREE RIVERS ESTATE
737-221, 738-268, 807-2373, DC 1

DREW DEVELOPMENT LLC
P O BOX 3488
LAKE CITY, FL 32056

2026

00-00-00-01159-013

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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

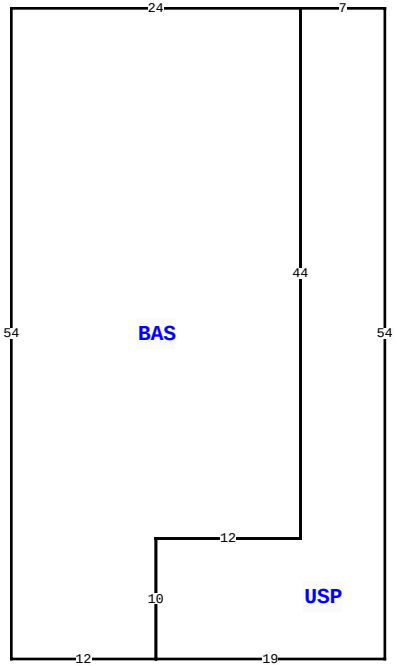
NEIGHBORHOOD/LOC 100000.19 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	32,994
USP	498	35		174	4,882
TOTALS	1,674			1,350	37,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,350	116.9000	70.14	94,689	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1176 HX Base Yr



423 SW CENTRAL TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	0	10	20	200.00	UT	2.50	2.50	100	1993	1993	3	100	500	
2	0210	GARAGE U	0	0	24	32	768.00	UT	5.00	5.00	100	1993	1993	3	100	3,840	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	14	13	182.00	UT	3.00	3.00	100	2006	2006	3	100	546	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
6	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	100	2006	2006	3	100	2,880	
7	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,876
TOTAL MARKET OB/XF VALUE	15,766
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	101,642
SOH/AGL Deduction	32,487
ASSESSED VALUE	69,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,155
TOTAL JUST VALUE	101,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,642

XFOB:5:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0133	12/26/2019	CT	U	I	18	34,000
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
0738/0268	11/14/1990	WD	Q	V		6,000
GRANTOR: THREE RIVERS						
GRANTEE: VICTOR MCCOLLUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S54 E12 USP= E19 N54 W7 S44 W12 S10$ N10 E12 N44$.

LAND DESCRIPTION

TOTAL OB/XF 15,766

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	0102	C	SFR/MH	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 12/18/2015 BY DF Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 06/22/2026 BY SYS