LOT 12 UNIT 19 THREE RIVERS ESTA

MULLIS JAMES W/MULLIS DEBORAH ANN
399 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-01164-000

BUILDING CHARACTERISTICS

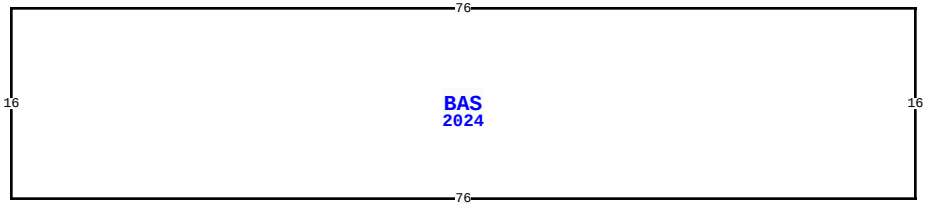
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,216	100	2024	1,216	142,427
TOTALS	1,216			1,216	142,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,216	115.0000	120.75	146,832	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1216 HX Base Yr 2024



399 SW CENTRAL TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,427
TOTAL MARKET OB/XF VALUE		16,590
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		183,017
SOH/AGL Deduction		8,879
ASSESSED VALUE		174,138
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,727
TOTAL JUST VALUE		183,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045162	Mobile Home		08/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0728/0275	7/30/1990	WD	Q	V		4,300
GRANTOR: POPE-JOHNSON						
GRANTEE: JAMES MULLIS						
0687/0219	5/16/1989	WD	U	V		800
GRANTOR: MCCONNELL DAVID						
GRANTEE: POPE-JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=12,13] E76 S16 W76 N16 $
.

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	100	10	14	140.00	UT	3.50	3.50	100	1993	1993	3	100	490	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 16,590

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	100		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 02/01/2023 BY JB Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/20/2026 BY SYS