LOTS 25, 26 & 27 THREE RIVERS ES
604-104, 681-677-679, 716-577, 8

CIRRINCIONE APRIL
665 SW CENTRAL TER
FORT WHITE, FL 32038

2027

00-00-00-01172-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

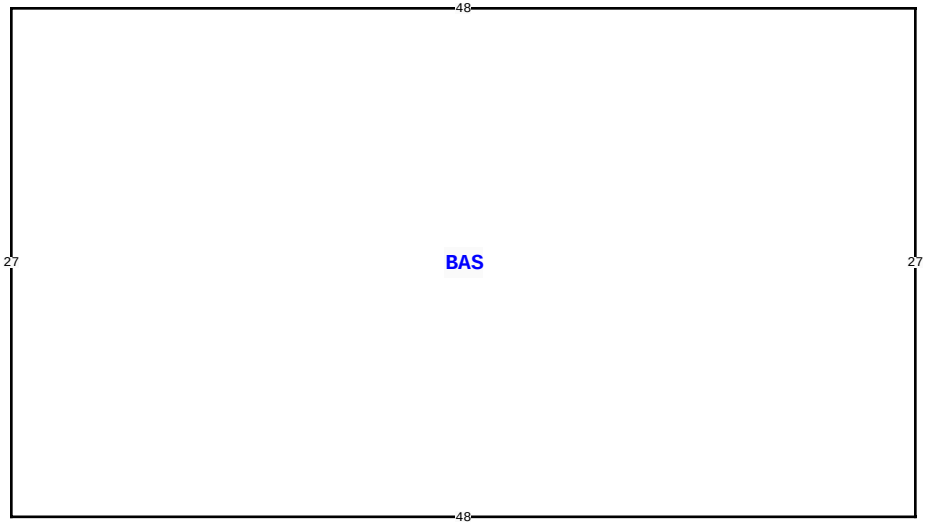
NEIGHBORHOOD/LOC 100000.19 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	64,380
TOTALS	1,296			1,296	64,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,296	112.9000	90.32	117,055	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023



665 SW CENTRAL TER, 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	50	2006	2006	3	50	2,016	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	100	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		64,380
TOTAL MARKET OB/XF VALUE		9,416
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		134,996
SOH/AGL Deduction		62,064
ASSESSED VALUE		72,932
TOTAL EXEMPTION VALUE	HX HB	47,932
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11257	M H	125	06/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/965	5/03/2022	WD	U	I	12	110,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: CIRRINCIONE APRIL						
1455/1029	12/08/2021	CT	U	I	18	100
GRANTOR: CLERK OF COURT (HIESE						
GRANTEE: FLORIDA CREDIT UNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,416

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	100		A-1	300.00	400.00	3.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	61,200							

REVIEW DATE 09/14/2022 BY CP Total Acres: 2.75 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 11/18/2026 BY SYS