LOT 1 THREE RIVERS ESTATE UNIT 1
A REPLAT OF LOTS 40-42 THREE RIV
19.

OLIVIER MAXIMILIAN/OLIVIER SAVANNA
17941 BRIDLE LANE
JUPITER, FL 33478

2027

00-00-00-01180-000

BUILDING CHARACTERISTICS

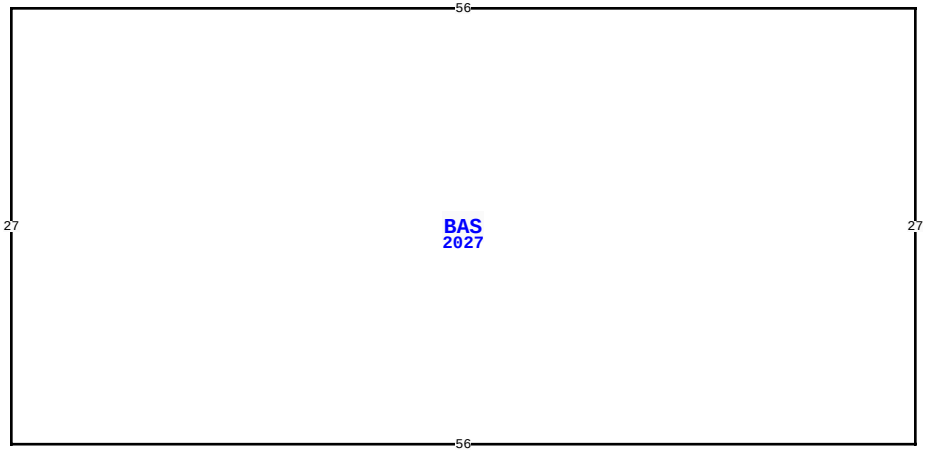
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,512	100	2027	1,512	160,742
TOTALS	1,512			1,512	160,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	108.48	164,022	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1512 HX Base Yr



672 SW NEWARK DR, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,742
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	191,142
SOH/AGL Deduction	1,620
ASSESSED VALUE	189,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,522
TOTAL JUST VALUE	191,142
NCON VALUE	167,742
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054644	Mobile Home		12/09/2025
000053776	Right-of-Way Acce		08/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/248	7/30/2026	WD	Q	V	05	335,000
GRANTOR: WEST JUDSON ALLEN						
GRANTEE: OLIVIER MAXIMILIAN						
1523/155	9/04/2024	WD	Q	V	01	80,000
GRANTOR: CONOVER FRED						
GRANTEE: WEST JUDSON ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,10] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 05/01/2026 BY robin Total Acres: 1.38 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/18/2026 BY SYS