LOT 45 UNIT 19 THREE RIVERS ESTA
878-2470, 929-1798, QC 1148-2699

CAREY CATHERINE A
25004 25TH PL
O'BRIEN, FL 32071

2027

00-00-00-01183-000

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

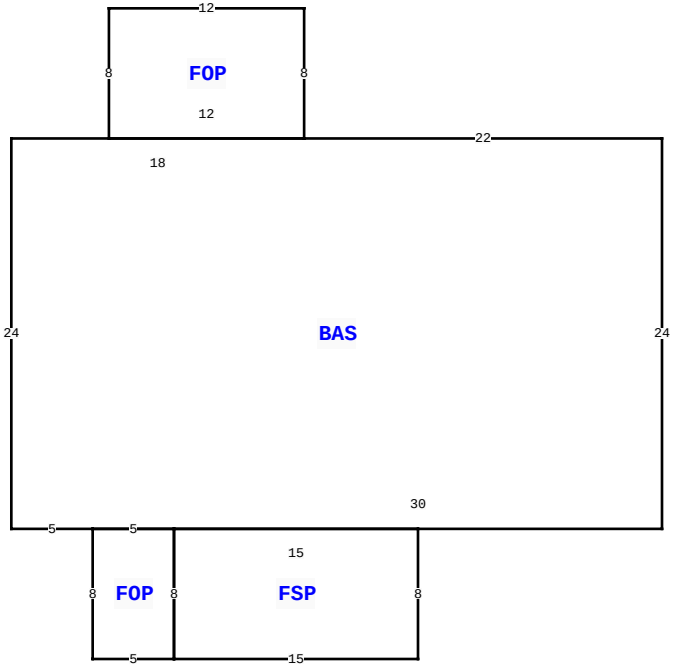
NEIGHBORHOOD/LOC 100000.19 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	55,440
FOP	40	35		14	809
FOP	96	35		34	1,964
FSP	120	40		48	2,772
TOTALS	1,216			1,056	60,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	112.9000	105.00	110,880	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr



584 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,984
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	96,284
SOH/AGL Deduction	17,339
ASSESSED VALUE	78,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,945
TOTAL JUST VALUE	96,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1456	8/29/2017	WD	U	I	12	100
GRANTOR: CAPITAL CITY BANK						
GRANTEE: CATHERINE A CAREY						
1339/1728	6/27/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CAPITAL CITY BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N8 W12 S8 E12$ W18 S24 E5 FOP= S8 E5 N8 W5$ E5 FSP= S8 E15 N8 W15$ E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 12/10/2015 BY DF Total Acres: 0.91 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2026 BY SYS