LOT 46 THREE RIVERS ESTATES UNIT
851-2076, 921-1016, 972-961, WD

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

2027

00-00-00-01183-046

BUILDING CHARACTERISTICS

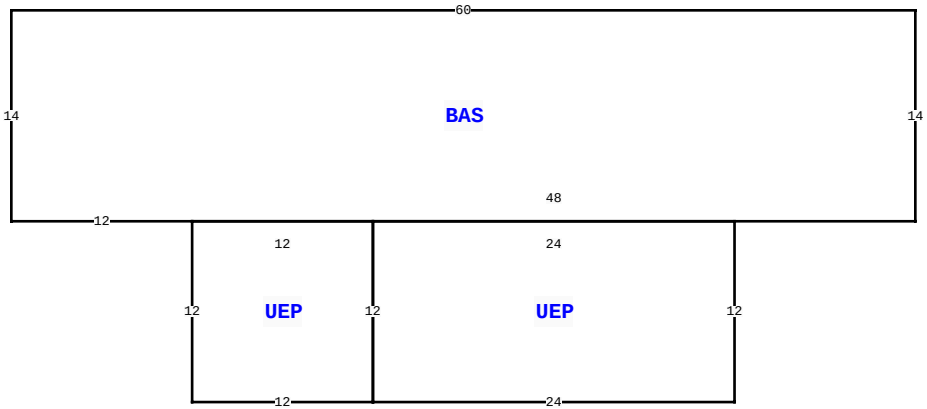
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	840	100		840	25,190
UEP	144	70		101	3,029
UEP	288	70		202	6,058
TOTALS	1,272			1,143	34,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,143	124.9500	74.97	85,691	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 840 HX Base Yr



566 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	700	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	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	34,276
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	69,176
SOH/AGL Deduction	497
ASSESSED VALUE	68,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,679
TOTAL JUST VALUE	69,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/664	4/01/2021	WD	Q	I	01	47,500
GRANTOR: AUDY PHYLLIS BOSTON						
GRANTEE: SKLAR GROUP LLC						
1403/0690	1/14/2020	LE	U	I	14	100
GRANTOR: PHYLLIS BOSTON AUDY (						
GRANTEE: JASON JEROME STIDHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S14 E12 E48 N14 $
UEP=[ORIG=-36,26] E24 N12 W24 S12 $
UEP=[ORIG=-48,14] S12 E12 N12 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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