LOTS 71 & 72 UNIT 19 THREE RIVER
207-321, 207-321, 608-701, PB 13

THIGPEN MARGARET C/THIGPEN WAYNE Y
1073 SW CENTRAL TER
FT WHITE, FL 32038

2026

00-00-00-01201-000

BUILDING CHARACTERISTICS

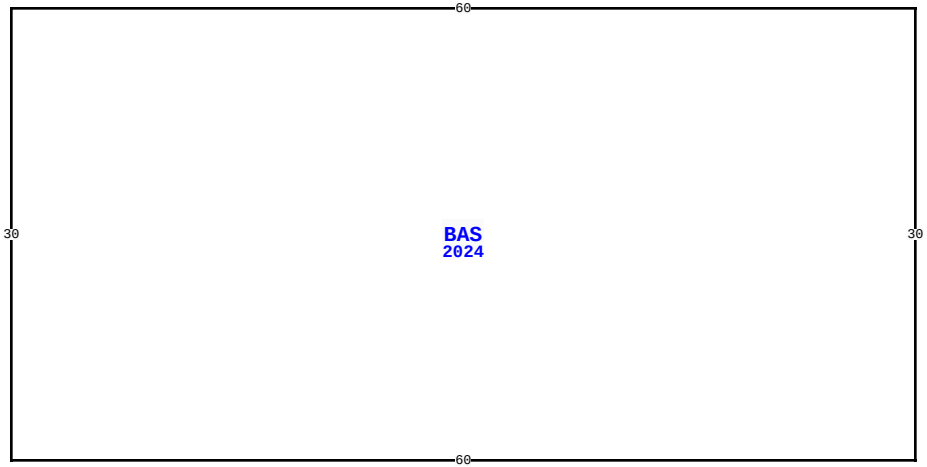
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,800	100	2024	1,800	209,916
TOTALS	1,800			1,800	209,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,800	119.0000	119.00	214,200	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2024 Heated Area: 1800 HX Base Yr 2024



1073 SW CENTRAL TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,916
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		264,916
SOH/AGL Deduction		96,792
ASSESSED VALUE		168,124
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,713
TOTAL JUST VALUE		264,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047291	Mobile Home		05/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/2193	7/02/2019	QC	U	V	11	100
GRANTOR: 3 RIVERS ESTATES INC						
GRANTEE: MARGARET C & WAYNE						
1383/2630	5/01/2019	WD	Q	V	01	14,000
GRANTOR: ROBERT W GAULT & DIAN						
GRANTEE: MARGARET C & WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,16] E60 S30 W60 N30 $
.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

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	100		A-1	200.00	400.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 09/08/2023 BY randall Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 06/26/2026 BY SYS