

LOT 91 & 92 UNIT 19 THREE RIVERS
285-475, WD 1016-2123, WD 1186-2

BROWN DONNA JEAN
899 SW ILLINOIS ST
FORT WHITE, FL 32038

2026

00-00-00-01215-000

ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	14	PREFIN	MT	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		3		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	1,188	100		1,188	73,952
TOTALS	1,188			1,188	73,952

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2019		113.18	134,458	1999	1999	0	0	45.00	55.00
Heated Area: 1188						HX Base Yr 2019						
899 SW ILLINOIS ST, FORT WHITE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			73,952
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			16,000
TOTAL MARKET VALUE			97,252
SOH/AGL Deduction			51,916
ASSESSED VALUE			45,336
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			20,336
TOTAL JUST VALUE			97,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22069	M H	354	07/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/1768	8/22/2018	WD Q	I	I	01	52,000
GRANTOR: CHARLOTTE R HARROLD						
GRANTEE: DONNA JEAN BROWN						
1186/0266	12/14/2009	WD Q	I	I	01	50,000
GRANTOR: JEFFREY W FAUNCE						
GRANTEE: CHARLOTTE R HARROLD						

EXTRA FEATURES																
L N	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	0080	DECKING	0	100	0	0			0.00	100	2006	2006	3	100	300	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S27 E44 N27S.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	2.00	LT		1.00	1.00	0.40	20,000.00	8,000.00	16,000							