LOT 124 THREE RIVERS ESTATES UNI
737-228, WD 1054-649, WD 1057-23

GARCIA CECILIO
7490 NORTHEAST 30TH STREET
HIGH SPRINGS, FL 32643

2027

00-00-00-01234-124

BUILDING CHARACTERISTICS

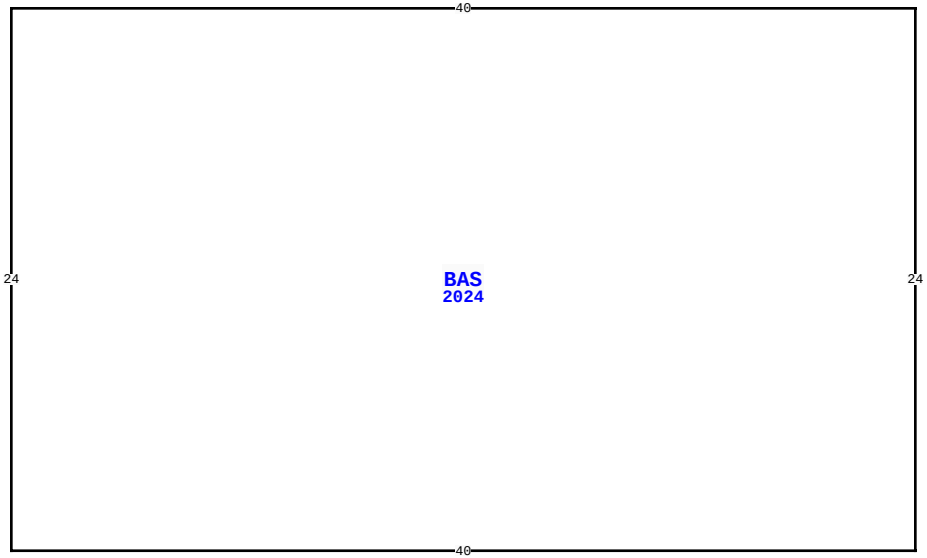
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	960	100	2024	960	47,942
TOTALS	960			960	47,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	960	113.5000	90.80	87,168	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 960 HX Base Yr



290 SW MONTANA ST, 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	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,942
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	16,900
TOTAL MARKET VALUE	71,842
SOH/AGL Deduction	0
ASSESSED VALUE	71,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,842
TOTAL JUST VALUE	71,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043766	Mobile Home		02/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/159	11/09/2021	WD	Q	V	01	12,000
GRANTOR: BUTLER MICHAEL C						
GRANTEE: GARCIA CECILIO						
1428/1666	1/06/2021	WD	Q	V	01	8,000
GRANTOR: LONDON JOSEPH						
GRANTEE: BUTLER MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,7] E40 S24 W40 N24 $
.

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	100.00	200.00	1.00	LT		1.00	1.00	0.65	26,000.00	16,900.00	16,900							

REVIEW DATE 12/13/2023 BY KS Total Acres: 0.46 Total Land Value: 16,900 Market: 0 Agricultural: 0 Common: 16,900 PRINTED 11/17/2026 BY SYS