LOT 8 UNIT 20 THREE RIVERS ESTAT
805-2261, WD 1036-850, WD 1045-2

BROWN DONALD LEIGH
1541 SW CENTRAL TER
FORT WHITE, FL 32038

2027

00-00-00-01240-000

BUILDING CHARACTERISTICS

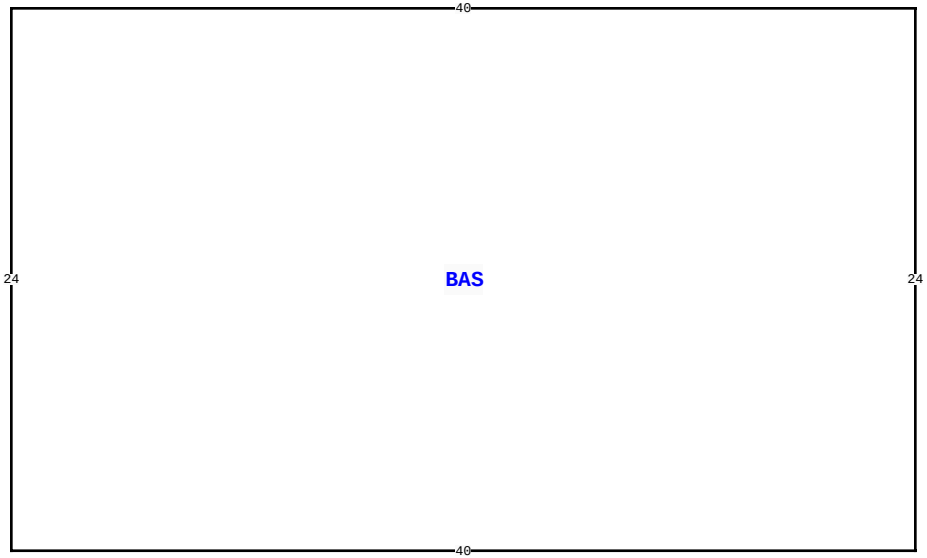
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.20	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,895
TOTALS	960			960	57,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	117.9000	109.65	105,264	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 960 HX Base Yr



1541 SW CENTRAL TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,895
TOTAL MARKET OB/XF VALUE	27,580
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	109,475
SOH/AGL Deduction	0
ASSESSED VALUE	109,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,475
TOTAL JUST VALUE	109,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23384	M H	0	07/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/2016	10/11/2016	WD	Q	I	01	74,000
GRANTOR: WILLIE J GEE						
GRANTEE: DONALD LEIGH BROWN						
1143/1219	2/15/2008	WD	Q	I	03	84,900
GRANTOR: COLLINS FINANCIAL GRO						
GRANTEE: WILLIE J GEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	0	24	25	600.00	UT	16.00	16.00	100	2010	2010	3	100	9,600	
5	0210	GARAGE U	0	0	18	30	540.00	UT	16.00	16.00	100	2014	2014	3	100	8,640	
6	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	2014	2014	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 27,580

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	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/26/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS