LOT 45 UNIT 20 THREE RIVERS ESTA
516-547, 730-621, 830-1804, WD 1

SIMMONS RICHARD J
9610 SW 78TH CT
GAINESVILLE, FL 32608

2027

00-00-00-01266-000

BUILDING CHARACTERISTICS

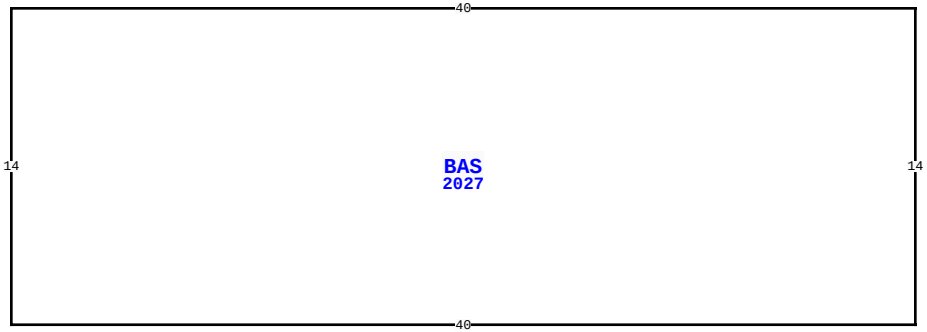
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	100000.20	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2027	560	55,064
TOTALS	560			560	55,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	560	109.0000	101.37	56,767	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 100% - 2027 Heated Area: 560 HX Base Yr 2027



1418 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2027	2026		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,064
TOTAL MARKET OB/XF VALUE		14,100
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		95,164
SOH/AGL Deduction		0
ASSESSED VALUE		95,164
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,753
TOTAL JUST VALUE		95,164
NCON VALUE		59,364
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		36,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054554	Mobile Home		11/21/2025
000050023	Right-of-Way Acce		05/31/2024
000049850	RV - Recreational		05/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1694	3/04/2024	WD	Q	I	01	30,000
GRANTOR: ANDERSON GREGORY L						
GRANTEE: SIMMONS RICHARD J						
1491/96	5/18/2023	WD	U	I	30	7,000
GRANTOR: O'DONNELL JOSEPH J						
GRANTEE: ANDERSON GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=20,15] E40 S14 W40 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,100

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/02/2026 BY justin Total Acres: 0.92 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS