LOT 78 UNIT 20 THREE RIVERS ESTA
736-232, 791-527, 791-528, 792-1

GWIN CHARLIE BLANCHARD JR
557 SW PLEASANT TERRACE
FORT WHITE, FL 32038

2027

00-00-00-01275-078

BUILDING CHARACTERISTICS

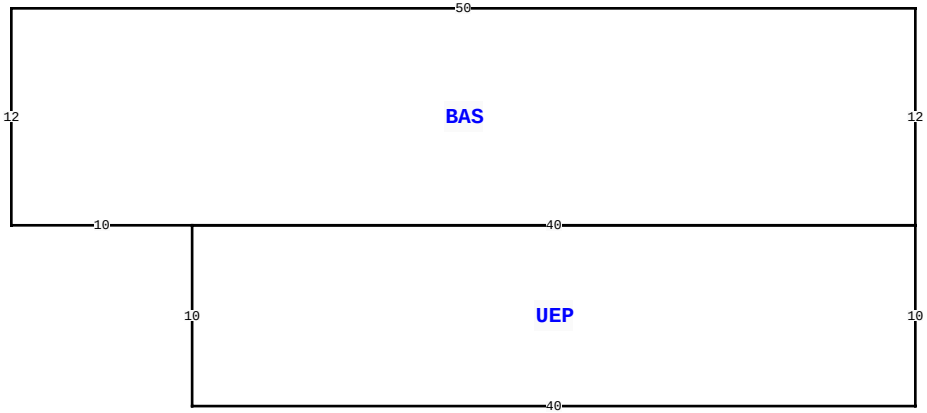
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 70
Roof Cover	14	PREFIN MT 30
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	600	100		600	10,358
UEP	400	70		280	4,834
TOTALS	1,000			880	15,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	880	71.9280	43.16	37,981	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 600 HX Base Yr 2006



557 SW PLEASANT TER, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,192
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		48,492
SOH/AGL Deduction		29,076
ASSESSED VALUE		19,416
TOTAL EXEMPTION VALUE	HX HB	19,416
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,492

XFOB:2:1: GUERDON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/2283	11/18/2005	WD	Q	I		27,000
GRANTOR: DAVID (DECEASED) AND						
GRANTEE: CHARLIE BLANCHARD G						
0916/0412	11/25/2000	WD	Q	I		16,000
GRANTOR: M WHITAKER (NKA M DUR						
GRANTEE: DAVID & PATRICIA CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S12 E10 UEP= S10 E40 N10 W40$ E40 N12$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	24,000.00	24,000.00	24,000							

REVIEW DATE 02/15/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS