LOTS 95 & 96 UNIT 20 THREE RIVER
504-492, 731-807, 755-1079, QC 1

WILLIAMS MARK/WILLIAMS LUCINDA
753 W DEES RD
LAKELAND, FL 33809-6504

2027

00-00-00-01285-000

BUILDING CHARACTERISTICS

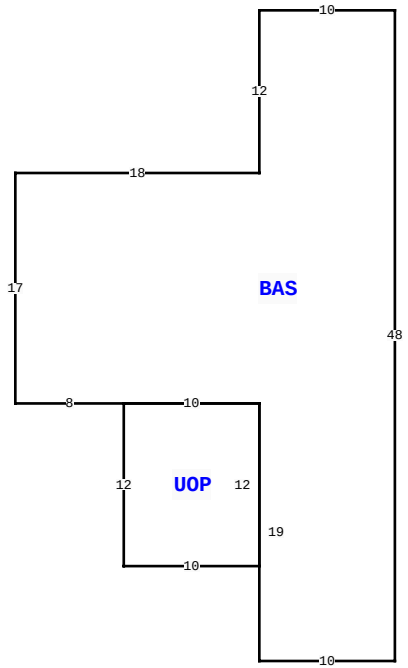
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	786	100		786	16,688
UOP	120	25		30	637
TOTALS	906			816	17,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	816	88.4700	53.08	43,313	1964	1964	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 786 HX Base Yr



2136 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	0294	SHED WOOD/	0	0	12	24	288.00	UT	1.95	1.95	100	0	0	3	100	562	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,775
TOTAL MARKET OB/XF VALUE	10,562
TOTAL LAND VALUE - MARKET	46,800
TOTAL MARKET VALUE	202,137
SOH/AGL Deduction	12,168
ASSESSED VALUE	189,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,969
TOTAL JUST VALUE	202,137
NCON VALUE	130,450
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,687

XFOB:1:1: TITA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056237	Mobile Home		07/31/2026
000055323	Right-of-Way Acce		03/25/2026
000045740	Electrical Servic	0	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0187	8/23/2013	QC	U	I	11	100
GRANTOR: WILLIAM R & NELL LEE						
GRANTEE: MARK & LUCINDA WILL						
0731/0807	9/20/1990	AG	U	V	13	8,000
GRANTOR: STEVEN M LYNN						
GRANTEE: WILLIAM TINDALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S12 W18 S17 E8 UOP= S12 E10 N12 W10$ E10 S19E10 N48$.

LAND DESCRIPTION

TOTAL OB/XF 10,562

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	200.00	400.00	2.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	46,800							

REVIEW DATE 09/10/2026 BY Nick Total Acres: 1.84 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 11/17/2026 BY SYS

LOTS 95 & 96 UNIT 20 THREE RIVER
504-492, 731-807, 755-1079, QC 1

WILLIAMS MARK/WILLIAMS LUCINDA
753 W DEES RD
LAKELAND, FL 33809-6504

2027

00-00-00-01285-000

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	12	MODULAR MT 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		3 100
Bathrooms		2 100
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

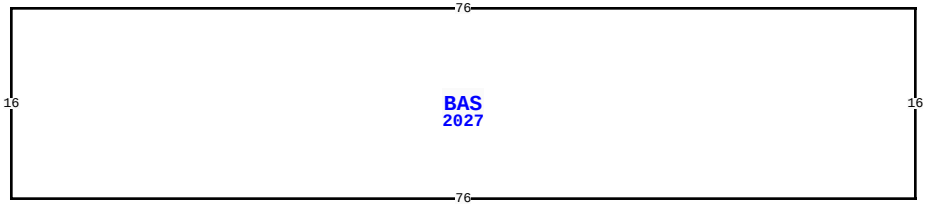
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.20 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2027	1,216	127,450
TOTALS	1,216			1,216	127,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	115.0000	106.95	130,051	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 0% - 2027 Heated Area: 1216 HX Base Yr



2136 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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0731/0807	9/20/1990	AG	U	V	13	8,000
GRANTOR: STEVEN M LYNN						
GRANTEE: WILLIAM TINDALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,10] E76 S16 W76 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/10/2026 BY Nick Total Acres: 1.84 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 11/17/2026 BY SYS