

LOT 100 UNIT 20 THREE RIVERS EST
392-251, 767-578, 958-1373, WD 1

ANDERSON WILLIAM R III
400 NW OGLETHORPE TER
LAKE CITY, FL 32055

2026

00-00-00-01289-000
00-00-00-01289-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	100000.20	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	990	100	2026
TOTALS	990		990

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF 2	0%	- 2026		Heated Area: 990					HX Base Yr		
TOTALS	990			990	106,860							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			106,860
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			139,860
SOH/AGL Deduction			0
ASSESSED VALUE			139,860
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,860
TOTAL JUST VALUE			139,860
NCON VALUE			113,860
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053584	Mobile Home		07/14/2025
000053051	Right-of-Way Acce		05/07/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1966	6/02/2025	WD Q	V	01		28,000
GRANTOR: CONNELLY MICHAEL P						
GRANTEE: ANDERSON WILLIAM R						
1363/1165	6/22/2018	WD Q	V	01		7,500
GRANTOR: DAVIS E & JACQUELINE						
GRANTEE: MICHAEL P CONNELLY						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND	
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100	2026	2025	100

TOTAL OB/XF												
7,000												
2064 SW NEWARK DR, FORT WHITE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/14/2026 MLU												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=15,12] E66 S15 W66 N15 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00
TOTAL ADJ												
UNIT PRICE												
ADJ UNIT PRICE												
LAND VALUE												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												