

LOT 36 UNIT 21 THREE RIVERS ESTA
461-104, WD 1025-2935, AG 1109-4

WILSON DONNA MARIE
172 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01318-000

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	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	100000.21 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2026
TOTALS	1,296		123,047

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3	MANUF	1	0%	- 2026	Heated Area: 1296				HX Base Yr				
BLD DATE				XF DATE				LGL DATE	04/14/2026		MLU		
INC DATE													

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	123,047			
TOTAL MARKET OB/XF VALUE	9,000			
TOTAL LAND VALUE - MARKET	24,000			
TOTAL MARKET VALUE	156,047			
SOH/AGL Deduction	0			
ASSESSED VALUE	156,047			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	156,047			
TOTAL JUST VALUE	156,047			
NCON VALUE	125,047			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	126,800			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053964	Mobile Home		09/02/2025
40874	M H	0	11/10/2020
25707	M H	409	04/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/811	1/09/2026	WD	Q	I	01	200,000
GRANTOR: GA NOLE, LLC						
GRANTEE: WILSON DONNA MARIE						
1557/1514	12/30/2025	WD	U	I	11	100
GRANTOR: GA NOLE, LLC						
GRANTEE: GA NOLE, LLC						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	
2	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	
3	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF														9,000										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=16,7] E48 S27 W48 N27 \$