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

2027

00-00-00-01318-000

BUILDING CHARACTERISTICS

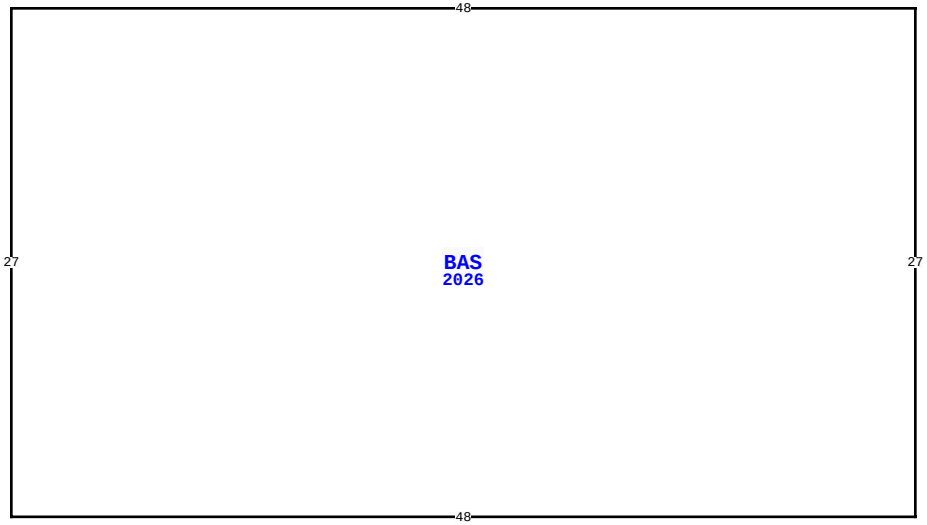
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2026	1,296	119,202
TOTALS	1,296			1,296	119,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	115.0000	106.95	138,607	2018	2018	0	0	0	14.00	86.00

3 MANUF 1 100% - 2027 Heated Area: 1296 HX Base Yr 2027



172 SW TRENTON TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,202
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		152,202
SOH/AGL Deduction		0
ASSESSED VALUE		152,202
TOTAL EXEMPTION VALUE	HX HB 13	152,202
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		152,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,484

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,000

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 03/26/2026 BY TP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS