

LOTS 48 & 49 UNIT 21 THREE RIVER
782-1529, 783-498, WD 1047-1098,

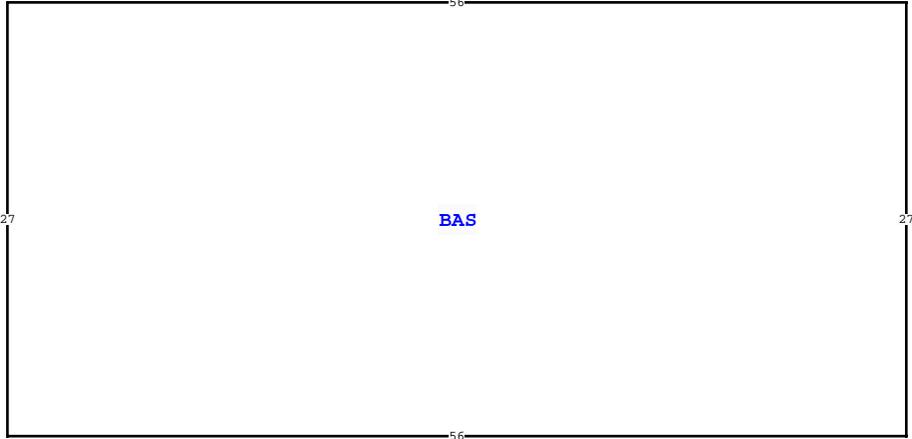
MORETON JOSEPH L
263 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01326-048
00-00-00-01326-048

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 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	1,512	100		1,512	94,120
TOTALS	1,512			1,512	94,120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2015		171,128	2006	2006	0	0	45.00	55.00
				Heated Area: 1512			HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			94,120
TOTAL MARKET OB/XF VALUE			9,350
TOTAL LAND VALUE - MARKET			40,800
TOTAL MARKET VALUE			144,270
SOH/AGL Deduction			77,813
ASSESSED VALUE			66,457
TOTAL EXEMPTION VALUE	HX HB		41,457
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			144,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052759	Roof Replacement	3,750	03/28/2025
26429	M H	0	11/16/2007
23532	M H	0	08/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/1098	4/22/2005	WD	U	V	08	16,500
GRANTOR: DAVID F & BETH L TROG						
GRANTEE: JOSEPH L MORETON						
0783/0498	11/16/1993	WD	Q	V		10,700
GRANTOR: SUSAN BYNUM JOHNSON						
GRANTEE: DAVID R TROGDEN						

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	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	700	
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	50	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	100		00	0.00	0.00	2.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	40,800							