

LOT 72 UNIT 21 THREE RIVERS ESTA
234-05, 779-206, 989-2524, WD 10

WILLIAMS CHANCEY/MCCLENITHAN ROSALINDA
540 SW ILLINOIS ST
FORT WHITE, FL 32038

2026

00-00-00-01340-000
00-00-00-01340-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
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	858	100	
TOTALS	858		24,278

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	50%	- 2022									Heated Area: 858	HX Base Yr 2022

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			24,278
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			55,278
SOH/AGL Deduction			18,060
ASSESSED VALUE			37,218
TOTAL EXEMPTION VALUE	HA HAB VX		22,970
BASE TAXABLE VALUE			14,248
TOTAL JUST VALUE			55,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			49,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26665	M H	534	01/25/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0041	5/06/2019	WD U	I	I	37	60,000
GRANTOR: EARL C & MATTIE MARTI						
GRANTEE: CHANCEY WILLIAMS &						
1329/1396	12/20/2016	WD U	I	I	11	100
GRANTOR: SANDRA WELCH						
GRANTEE: EARL C MARTIN						

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	9945	Well/Sept	0	50	0	0		7,000.00	100			3	100	7,000	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S13 E66 N13\$.													

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	50		A-1	200.00	200.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							