

LOT 118 & 119 UNIT 21 THREE RIVE  
768-22, 740-1567, 760-167, 769-2

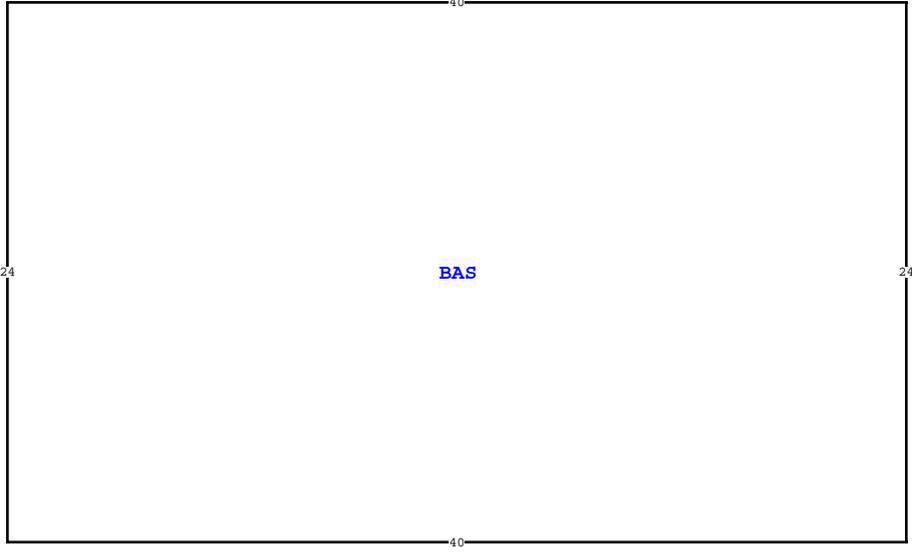
JENKINS JEFFERY JAY  
674 SW TRENTON TERR  
FORT WHITE, FL 32038

**2026**

00-00-00-01371-118

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	14	CARPET	90
Interior Floo	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
Architectual	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
BAS	960	100	
TOTALS	960		27,164

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 1996	70.74	67,910	1995	1995	0	0	60.00	40.00
				Heated Area: 960			HX Base Yr	1996			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			27,164
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			70,564
SOH/AGL Deduction			37,941
ASSESSED VALUE			32,623
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			7,623
TOTAL JUST VALUE			70,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,564
BLDG:1:1: SHEB MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21220	M H	125	10/30/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0942/0542	12/05/2001	WD	Q	V		5,000
GRANTOR: STEVEN & TERRY THOMAS						
GRANTEE: JEFFREY J JENKINS						
0942/0540	11/23/2001	WD	Q	V	01	100
GRANTOR: S BYNUM						
GRANTEE: STEVEN & TERRY THOM						

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	0296	SHED METAL	0	100	0	0			0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	0	0			0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/30/2024 MLU

674 SW TRENTON TER, FORT WHITE

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W40 S24 E40 N24\$.														

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	0102	C	SFR/MH	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							