

LOT 124 UNIT 21 THREE RIVERS EST
938-2310, 941-5, WD 1021-55,

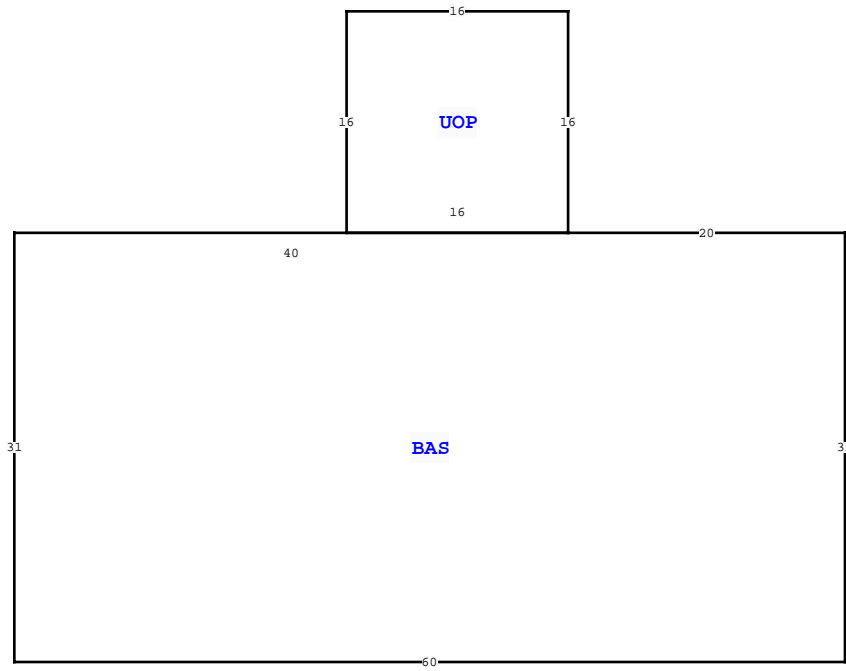
SPINUZZA BARBARA
788 SW TRENTON TERRACE
FORT WHITE, FL 32038

2026

00-00-00-01372-000
00-00-00-01372-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
BAS	1,860	100	
UOP	256	25	
TOTALS	2,116		
			1,924
			113,302

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%	-	2007						
Heated Area: 1860						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			113,302
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			146,102
SOH/AGL Deduction			72,397
ASSESSED VALUE			73,705
TOTAL EXEMPTION VALUE	HX HB		48,705
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			146,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24342	M H	384	04/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/0055	7/16/2004	WD	Q	V		5,500
GRANTOR: WALTER ROMAN						
GRANTEE: BARBARA SPINUZZA						
0941/0005	12/04/2001	WD	Q	V		4,700
GRANTOR: SUSAN B JOHNSON						
GRANTEE: WALTER ROMAN						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0070	CARPORT UF	0.00
3	9945	Well/Sept	7,000.00

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

BUILDING NOTES											
788 SW TRENTON TER, FORT WHITE											

BUILDING DIMENSIONS											
BAS= W20 UOP= N16 W16 S16 E16\$ W40 S31 E60 N31\$.											

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		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							