LOT 127 THREE RIVERS ESTATES UNI
740-1577, WD 1022-1234, WD 1509-

SIMON-FELIPE ENIQUE/SIMON-FELIPE SOR MARIA
860 SW TRENTON TER
FT WHITE, FL 32038

2026

00-00-00-01372-127

BUILDING CHARACTERISTICS

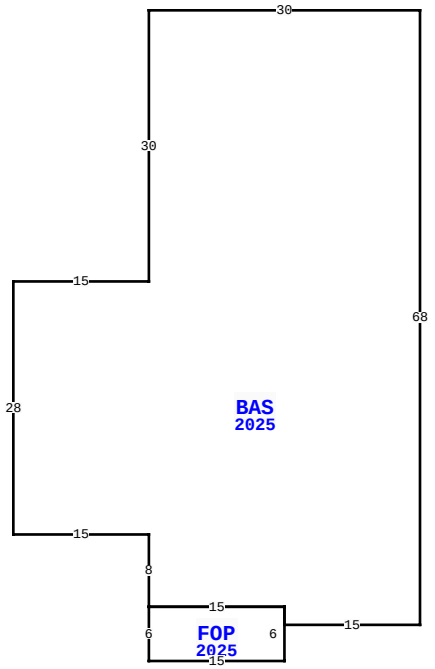
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	2,430	100	2025	2,430	273,861
FOP	90	35	2025	32	3,606
TOTALS	2,520			2,462	277,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,462	115.0000	115.00	283,130	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 2430 HX Base Yr 2025



860 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	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,467
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		314,467
SOH/AGL Deduction		0
ASSESSED VALUE		314,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,056
TOTAL JUST VALUE		314,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049835	Right-of-Way Acce		05/17/2024
000049836	Mobile Home		05/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2236	3/05/2024	WD	Q	V	01	34,500
GRANTOR: DUKES ANTOINETTE						
GRANTEE: SIMON-FELIPE ENIQUE						
1022/1234	8/02/2004	WD	Q	V	06	100
GRANTOR: ANTOINETTE DUKES						
GRANTEE: ANTINETTE DUKES & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,9] W30 S30 W15 S28 E15 S8 E15 S2 E15 N68 $
FOP=[YR=2025;ORIG=40,75] E15 S6 W15 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		00	0.00	0.00	1.00	LT		1.00	1.25	1.25	24,000.00	30,000.00	30,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 1.77 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/19/2026 BY SYS