

LOT 137 UNIT 21 THREE RIVERS EST
365-215, 643-279, 847-2445, 871-

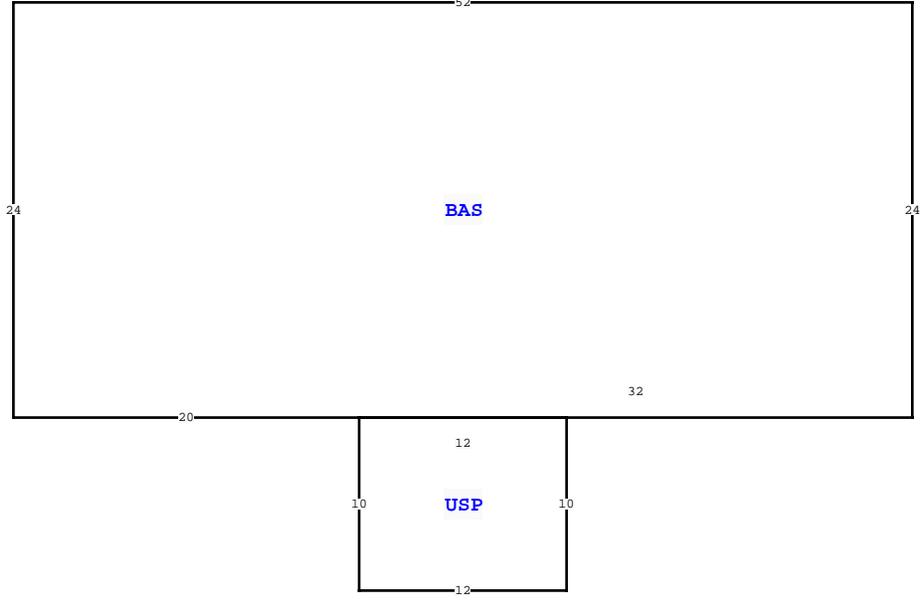
MAXWELL & KELLY LLC
14260 W NEWBERRY RD
NEWBERRY, FL 32669

2026

00-00-00-01375-000

| 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 | 13 | LAM/VNLPLK | 100 |
| 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 | 01 | 01 | 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 | 1,248 | 100 | |
| USP | 120 | 35 | |
| TOTALS | 1,368 | | 1,290 28,483 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0800 | 02 | 1,290 | 92.0000 | 55.20 | 71,208 | 1995 | 1995 | 0 | 0 | 60.00 | 40.00 |
| 2 MOBILE HME 0% - 2024 Heated Area: 1248 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 28,483 |
| TOTAL MARKET OB/XF VALUE | | | 7,900 |
| TOTAL LAND VALUE - MARKET | | | 20,000 |
| TOTAL MARKET VALUE | | | 56,383 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 56,383 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 56,383 |
| TOTAL JUST VALUE | | | 56,383 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 56,383 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 19115 | M H | 125 | 01/15/2002 |
| 14910 | M H | 125 | 01/25/1998 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1484/1860 | 2/10/2023 | WD | U | I | 11 | 100 |
| GRANTOR: WORTHMANN DREW | | | | | | |
| GRANTEE: MAXWELL & KELLY LLC | | | | | | |
| 1429/880 | 1/22/2021 | WD | Q | I | 01 | 45,000 |
| GRANTOR: KAYAT JOSEPH & | | | | | | |
| GRANTEE: WORTHMANN DREW | | | | | | |

| 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 | 0070 | CARPORIT UF | 0 | 0 18 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 900 | |
| 2 | 9945 | Well/Sept | 0 | 0 0 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

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

| BUILDING NOTES | |
|--|--|
| BAS= W52 S24 E20 USP= S10 E12 N10 W12\$ E32 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 | 0200 | C | MBL HM | 0 | | A-1 | 100.00 | 400.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |