

LOT 138 UNIT 21 THREE RIVERS EST
874-445, 979-1512, QC 1105-725,

FORD KRISTINA L/FORD LISA B
P O BOX 133
FORT WHITE, FL 32038

2026

00-00-00-01376-000
00-00-00-01376-000

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 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	1,144	100	
TOTALS	1,144		1,144
			69,734

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2025	Heated Area: 1144			HX Base Yr			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	69,734		
TOTAL MARKET OB/XF VALUE	8,300		
TOTAL LAND VALUE - MARKET	20,000		
TOTAL MARKET VALUE	98,034		
SOH/AGL Deduction	0		
ASSESSED VALUE	98,034		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	98,034		
TOTAL JUST VALUE	98,034		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	98,034		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20933	M H	125	07/30/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/1889	5/29/2024	WD	U	I	11	100
GRANTOR: FORD KRISTINA L						
GRANTEE: FORD KRISTINA L						
1105/0725	12/19/2006	QC	Q	I	06	100
GRANTOR: LISA B FORD						
GRANTEE: KRISTINA L FORD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2006
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2016
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2016

TOTAL OB/XF												8,300			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S26 E44 N26\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	20,000.00	20,000.00	20,000							