

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
VALUATION SUMMARY PAGE 1 of 1

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	1,144	100	
TOTALS	1,144		1,144

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				
TOTALS	1,144		1,144	69,734							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,734
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		104,034
SOH/AGL Deduction		0
ASSESSED VALUE		104,034
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		104,034
TOTAL JUST VALUE		104,034
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0080	DECKING	0	0	0	0		1.00	UT	0.00			3	100	200
2	0169	FENCE/WOOD	0	0	0	0		1.00	UT	0.00			3	100	200
3	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00	7,000.00		3	100	7,000
4	0120	CLFENCE 4	0	0	0	0		1.00	UT	0.00			3	100	900

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W44 S26 E44 N26\$.	

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	26,000.00	26,000.00	26,000							