

LOT 151 UNIT 21 THREE RIVERS EST
646-281,283, WD 1270-2040, WD 13

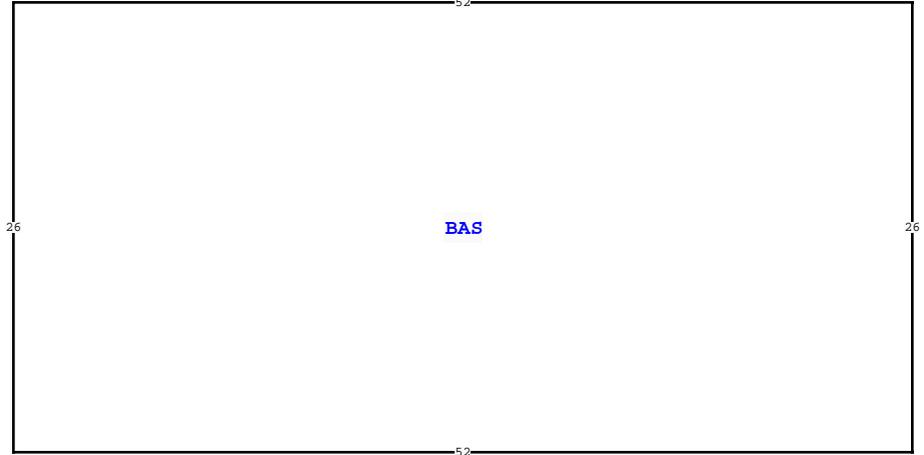
CANTELO KRISTA/SCUDDER ASHLEY BREANNE
1947 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01386-000

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 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 Units	01	CONV	100 0 100
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	1,352	100	
TOTALS	1,352		1,352

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%	- 2026							
				Heated Area:	1352			HX Base Yr	2026		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			118,375
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			145,375
SOH/AGL Deduction			0
ASSESSED VALUE			145,375
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,964
TOTAL JUST VALUE			145,375
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32173	M H	469	07/30/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/67	3/17/2025	QC	U	I	11	100
GRANTOR: SCUDDER ASHLEY BREANN						
GRANTEE: SCUDDER ASHLEY BREA						
1391/2322	8/20/2019	WD	Q	I	05	105,000
GRANTOR: HAMMER RANDY & KARRIE						
GRANTEE: ASHLEY BREANNE SCUD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S26 E52 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	DPHT 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	20,000.00	20,000.00	20,000							