

LOT 153 UNIT 21 THREE RIVERS EST
687-822, 727-292, WD 954-1796, C

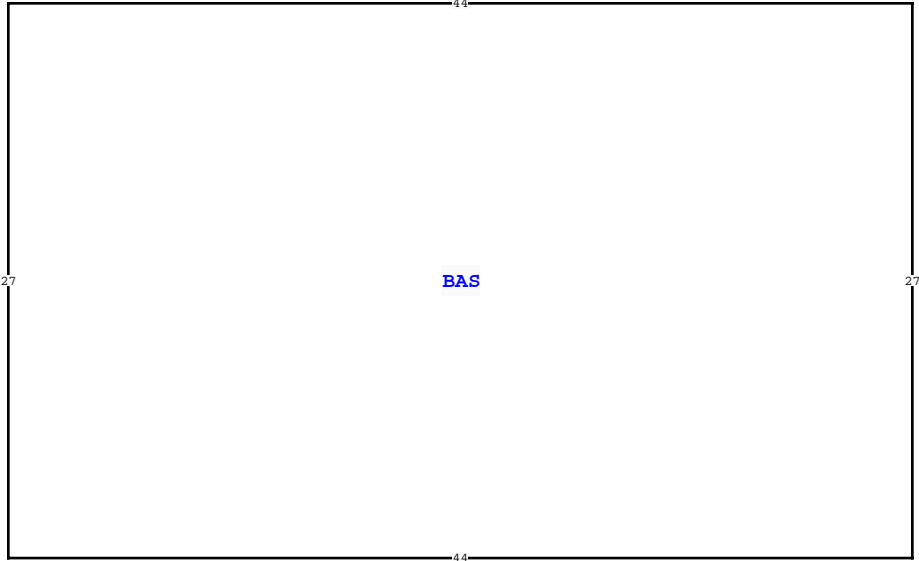
NIX DONALD RAY/NIX GLORIA ANNE
1903 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01388-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	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	04	04	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	1,188	100	
TOTALS	1,188		1,188

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 2016									
				Heated Area: 1188				HX Base Yr	2016			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,173
TOTAL MARKET OB/XF VALUE			12,900
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			146,073
SOH/AGL Deduction			83,385
ASSESSED VALUE			62,688
TOTAL EXEMPTION VALUE	HX HB		37,688
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			146,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39151	MAINT/ALTR	0	01/14/2020
31255	M H	375	07/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/2217	12/22/2025	LE U		I	14	100

GRANTOR: NIX DONALD RAY
GRANTEE: NIX DONALD RAY (ENH)
1249/0003 2/01/2013 WD Q I 03 24,900
GRANTOR: CARRY OLIPHANT
GRANTEE: DONALD RAY & GLORIA

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W44 S27 E44 N27\$.	

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
1	0040	BARN,POLE	0	100	40	30	1,200.00	UT	4.00	100	0	0
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2016	2016
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016	2016
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2016	2016

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	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							