LOT 21 THREE RIVERS ESTATES UNIT
739-959, DC 1391-320, QC 1391-32

PALMER BRENDA LYNN
210 SW MONTANA ST
FORT WHITE, FL 32038

2027

00-00-00-01397-021

BUILDING CHARACTERISTICS

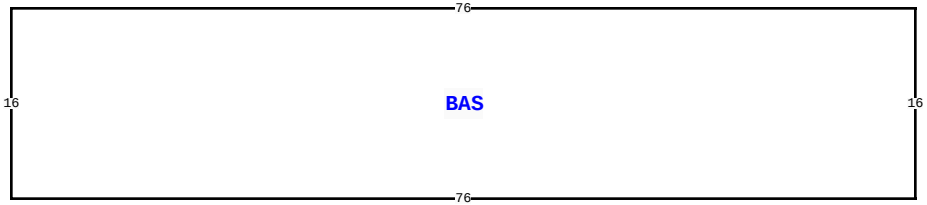
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	100000.22	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,224
TOTALS	1,216			1,216	70,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	112.9000	105.00	127,680	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024



210 SW MONTANA ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,224
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		104,024
SOH/AGL Deduction		2,262
ASSESSED VALUE		101,762
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		45,351
TOTAL JUST VALUE		104,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20603	M H	125	04/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1022	6/08/2023	QC	U	I	11	0
GRANTOR: DOWNEY DANIEL A						
GRANTEE: PALMER BRENDA LYNN						
1391/0321	8/08/2019	QC	U	I	11	100
GRANTOR: JOHN SIMMONS						
GRANTEE: DANIEL A DOWNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

EXTRA FEATURES

LN	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	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 12/09/2015 BY DF Total Acres: 0.91 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2026 BY SYS