

LOT 39 THREE RIVERS ESTATES UNIT
731-529, 972-1048, WD 1162-2278,

DAILEY LAURA
1143 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01412-039

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
00	N/A 0		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
03	CENTRAL 100		
04	AIR DUCTED 100		
01	NONE 100		
1.	1. 100		
0	0 100		
03	03 100		
01	01 100		
05	05		
0200	MOBILE HOME		
02			
100000.22	1.00/		
728	100	2025	728
79,463			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	728	112.5000	111.38	81,085	2025	2025	0	0	2.00	98.00		
1 MANUF 2		100% - 2025		Heated Area: 728				HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>													
TOTALS		728		728	79,463								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				79,463	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				17,000	
TOTAL MARKET VALUE				103,463	
SOH/AGL Deduction				30,708	
ASSESSED VALUE				72,755	
TOTAL EXEMPTION VALUE				HX HB 47,755	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				103,463	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				103,463	
PERMIT NUM				ISSUED	
000050667		Mobile Home		08/26/2024	
000050631		Right-of-Way Acce		08/22/2024	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1487/1825	3/31/2023	WD U	V	37	10,000
GRANTOR: MULLINS KAREN RAE					
GRANTEE: DAILEY LAURA					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2025;ORIG=18,9] E56 S13 W56 N13 \$					

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2025	728	79,463

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	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

TOTAL OB/XF														7,000										
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	0.00	0.00	1.00	LT		1.00	1.00	0.85	20,000.00	17,000.00	17,000							

LAND DESCRIPTION		TOTAL OB/XF	
1	0200	C	MBL HM

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:	
11/04/2024	JB	0.92	17,000	0	0	17,000							

PRINTED 03/25/2026 BY SYS													
---------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--