LOTS 67 & 68 THREE RIVERS ESTATE
740-1595,1597, 741-1273, 757-956

FINLEY JOHN
231 SW RICHMOND WAY
FORT WHITE, FL 32038

2027

00-00-00-01421-067

BUILDING CHARACTERISTICS

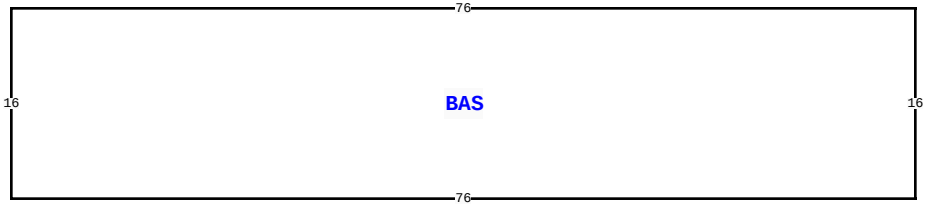
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	95,320
TOTALS	1,216			1,216	95,320

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	113.9000	105.93	128,811	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2014 Heated Area: 1216 HX Base Yr 2014



231 SW RICHMOND WAY, 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	95,320
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	150,320
SOH/AGL Deduction	85,875
ASSESSED VALUE	64,445
TOTAL EXEMPTION VALUE	HX HB 39,445
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	150,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30961	M H	325	04/19/2013
11911	M H	125	11/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/2282	11/12/2013	QC	U	I	11	100
GRANTOR: DOROTHY FINLEY						
GRANTEE: JOHN FINLEY						
1251/1550	3/21/2013	WD	Q	I	01	32,000
GRANTOR: WALTER P & PATRICIA J						
GRANTEE: DOROTHY FINLEY						

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	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 7,000

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	281.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 12/16/2015 BY DF Total Acres: 2.05 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS