LOT 7 BLOCK 2 UNIT 23 THREE RIVE

811-1927, WD 1004-1032, WD 1013-

RENTALS IN FL, LLC
7901 4TH ST N, STE 300
SAINT PETERSBURG, FL 33702

2026

00-00-00-01437-007

BUILDING CHARACTERISTICS

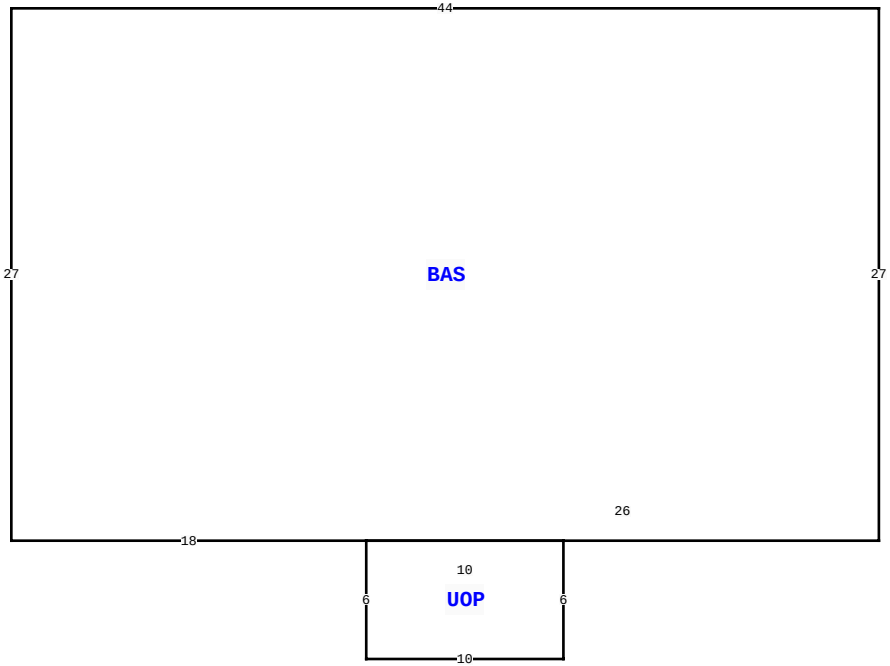
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	72,658
UOP	60	25		15	917
TOTALS	1,248			1,203	73,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,203	118.3000	111.20	133,774	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1188 HX Base Yr



1048 SW KENTUCKY ST, FORT WHITE

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

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	73,576
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	104,626
SOH/AGL Deduction	0
ASSESSED VALUE	104,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,626
TOTAL JUST VALUE	104,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35244	RECONNECT	75	04/27/2017
22679	M H	393	01/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2185	2/12/2026	WD	Q	I	01	47,500
GRANTOR: BARKER CHELSEY						
GRANTEE: RENTALS IN FL, LLC						
1353/1438	2/09/2018	WD	Q	I	01	70,000
GRANTOR: RICHARD W WILSON						
GRANTEE: CHELSEY BARKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E18 UOP= S6 E10 N6 W10$ E26 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/25/2017 BY TW Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/23/2026 BY SYS