

LOT 51 BLOCK 4 UNIT 23 THREE RIV  
874-455,457, 875-820, 884-2080,

BODNAR DWAYNE A  
461 SW KENTUCKY ST  
FORT WHITE, FL 32038

**2026**

00-00-00-01438-051

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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
BAS	1,152	100	
TOTALS	1,152		67,840

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2010								
Heated Area: 1152						HX Base Yr 2010					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			67,840
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			99,140
SOH/AGL Deduction			62,631
ASSESSED VALUE			36,509
TOTAL EXEMPTION VALUE	HX HB DX	30,000	
BASE TAXABLE VALUE			6,509
TOTAL JUST VALUE			99,140
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,140
PERMIT NUM	DESCRIPTION	AMT	ISSUED
029157	MAINT/ALTR	25	02/03/2011
15665	M H	125	07/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/2016	8/19/2016	WD	U	I	11	100
GRANTOR: VALLEY HOMES BROKERS						
GRANTEE: ARNOLD, DWAYNE & FR						
1190/1934	6/17/2009	CD	U	I	11	0
GRANTOR: VALLEY HOMES BROKERS						
GRANTEE: ARNOLD, DWAYNE & FR						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2006	2006	3
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3

TOTAL OB/XF											
7,300											
BLD DATE		LGL DATE	04/14/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S24 E48 N24\$.											

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	24,000.00	24,000.00	24,000							