

LOT 14 THREE RIVERS EST S/D UNRE
 COMM AT NE COR RUN W 1662.89 FT
 332.58, S 1329.76 FT, E 332.23 F

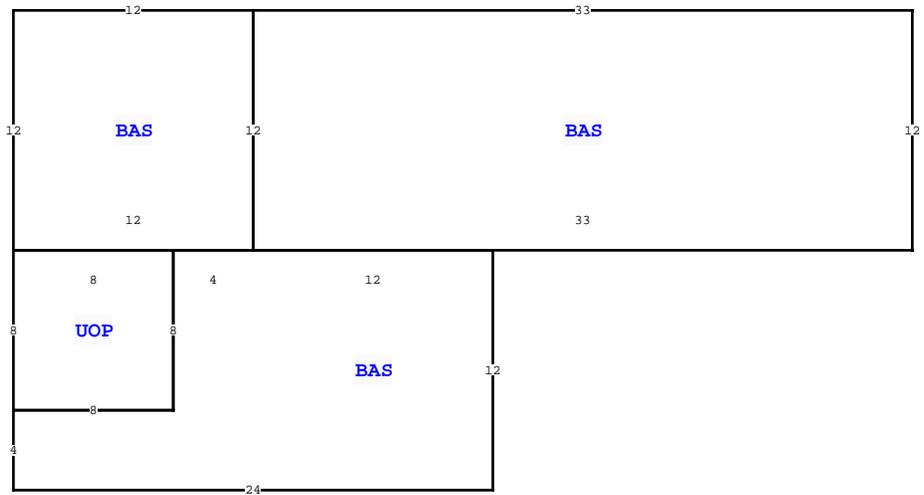
FLANDERS TIMOTHY A/FLANDERS MARIA I
 473 SW RICHMOND WAY
 FORT WHITE, FL 32038

2026

25-6S-15-00519-116

ELEMENT		CD	CONSTRUCTION
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25615.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	144	100	
BAS	224	100	
BAS	396	100	
UOP	64	25	
TOTALS	828		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2022		54,545	2004	2004	0	0	57.00	43.00
Heated Area: 764 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,454
TOTAL MARKET OB/XF VALUE			27,500
TOTAL LAND VALUE - MARKET			217,035
TOTAL MARKET VALUE			215,669
SOH/AGL Deduction			69,095
ASSESSED VALUE			146,574
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			95,163
TOTAL JUST VALUE			267,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049190	Electrical Servic	0	02/09/2024
000042620	Electrical Servic	0	07/26/2022
000042619	Electrical Servic	0	08/24/2021
22071	TR/TRAILER	150	06/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/391	2/27/2023	QC	U	I	30	100
GRANTOR: FLANDERS TIMOTHY A						
GRANTEE: FLANDERS TIMOTHY A						
1383/0803	4/25/2019	WD	U	I	12	95,000
GRANTOR: RENASANT BANK						
GRANTEE: TIMOTHY & MARIA FLA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,200.00	4,200.00	100
4	0040	BARN, POLE	0	100	0	0	4,200.00	UT	5.00	5.00	100

TOTAL OB/XF												27,500												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	10.14	AC		1.00	1.00	0.80	9,000.00	7,200.00	73,008							
2	0000	C	VAC RES	100			0.00	0.00	14.29	AC		1.00	1.00	0.70	9,000.00	6,300.00	90,027							
3	6200	A	PASTURE 3	100					6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
4	9910	M	MKT.VAL.AG	100					6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 BAS= W12 S12 E12 N12\$ S12 BAS= W4 UOP= W8 S8 E8 N8\$ S8 W8 S4 E24 N12 W12\$ E33 N12\$.	